

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Atlanta is the recipient of 4 annual entitlement grants from the U. S. Department of Housing and Urban Development (HUD). These grants are:

- the Community Development Block Grant (CDBG),
- the Home Investment Partnership program (HOME),
- the Emergency Solutions Grant (ESG), and
- the Housing Opportunities for Persons With AIDS (HOPWA) program.

CDBG, HOME, and ESG funds are to be used for the benefit of persons living in the City of Atlanta. The HOPWA grant covers a 29-county Eligible Metropolitan Area or EMA, and Atlanta as the largest urban city administers the grant on behalf of the EMA.

Receipt of these grants is conditioned upon the periodic submission to HUD of a comprehensive 5-year Consolidated Plan. The new 2015-2019 Consolidated Plan that follows covers the 5-year period from 2015 through 2019, and the 1-year Annual Action Plan covers 2015.

The 2015-2019 Consolidated Plan identifies housing and community development priorities that align and focus the City's funding choices for its entitlement grants. The Plan must emphasize the overriding principle of benefit to low and moderate income persons and households. HOME, ESG, and HOPWA are restricted to activities that benefit low and moderate income persons, and at least 70% of CDBG funding must be used for activities that benefit low and moderate income persons.

The Plan is devoted largely to HUD's 3 primary focus areas for the grants:

- affordable housing for low-income persons,
- homeless assistance and homelessness prevention, and
- housing and related services for persons living with HIV/AIDS.

The HUD focus areas are reflected in the requirements for the entitlement grants. The HOME grant is dedicated to affordable housing. ESG is dedicated to homeless assistance and homeless prevention. HOPWA is dedicated to housing and related services for persons with HIV/AIDS. Only the CDBG program has the flexibility to address, to some extent, services and needs beyond the three primary focus areas. Portions of the Plan cover community development needs such as public works and economic development.

The Consolidated Plan builds on other substantive plans and initiatives undertaken by the City of Atlanta, other government and non-profit entities, and researchers. The Consolidated Plan is a part of the City's Comprehensive Development Plan or CDP. The Plan incorporates relevant research and findings from the City's Strategic Community Investment Plan, from past studies of homelessness and from the work of the Atlanta Homeless Continuum of Care, from analyses conducted by the Ryan White Program on HIV and AIDS, from planning done by the Atlanta Housing Authority and Invest Atlanta, and from the work of Metro Fair Housing Services, among

others. These efforts are cited throughout the Plan, with links when online versions of the materials are available.

The Plan is developed and submitted using an online tool that is part of HUD's Integrated Disbursement and Information System or IDIS. The format of the Plan and the subject areas to be covered are established by HUD. The Plan also includes mandatory tables, many of which are pre-populated with data supplied by HUD. In some instances, Atlanta has replaced these numbers with alternative data, and supplemented the HUD-supplied data with other local statistics. These instances are noted and sources cited where applicable.

The Plan structure in IDIS sets the "value list" for the projected outcomes that goals under the 4 entitlement grants must address. The City reports yearly on progress in achieving these outcomes in its online Consolidated Annual Performance and Evaluation Report (CAPER). HUD's intention is to integrate all of the key planning, project funding, fiscal draws, and performance reporting requirements of the grants management cycle into the Integrated Disbursement and Information System.

2. Summary of the objectives and outcomes identified in the Plan

Based on identified needs and market conditions, and on consultation with community stakeholders and other interested entities, the City will focus in this Plan on the 6 objectives that are summarized below. Specific projects to be funded will be identified annually in each of the Annual Action Plans covered by the 2015-2019 Consolidated Plan.

- Conserve and expand the supply of affordable housing.
- Increase access to affordable housing for low/moderate-income persons and households.
- Assist homeless persons to move towards stable, economically sustainable, long-term housing as rapidly as possible.
- Assist low/moderate income persons to avoid homelessness and remain housed.
- Support the revitalization of low/moderate-income neighborhoods.
- Support economic development efforts that benefit low/moderate income persons and neighborhoods.

The highest priority areas are affordable housing and homeless assistance. These priorities are supported by the following findings:

- Housing cost burden, where housing costs exceed 30% of household income, is the most serious housing problem experienced by Atlanta's low/moderate-income households. More than half of the City's very low income renter households had a housing cost burden greater than 50%, and 37% of low income renter households paid 50% or more of their gross household income toward housing expenses. An even higher share of very low (63%) and low income (48%) owner-occupied households reported housing cost burdens of 50%.
- Among moderate income renter-occupied households, 48% were housing cost burdened, paying 30-50% of income for housing; 10% were severely housing cost burdened, paying 50% or more of income for housing. Slightly more than 1 out of 4 moderate income owner-occupied households were cost-burdened (29%) or severely housing cost burdened (27%).

-The 2013 homeless census reported 5,571 homeless persons in the City of Atlanta. 68% were in emergency or transitional housing, and 32% were unsheltered. On an annual basis, over 16,000 single persons are homeless in Atlanta. All of these need affordable housing; roughly 4,000-4,200 are disabled chronically homeless, who need supportive housing with ongoing services. With chronic homelessness estimated at 20% for Atlanta's homeless families, and an annualized estimate of 2,750 persons in homeless families, roughly 450-550 homeless families each year will need permanent supportive housing and 2,200-2,300 will need very low cost housing options and some source of sustainable income.

-The Centers for Disease Control reported a cumulative total of 27,429 cases of AIDS in the EMA as of 2012, with 2,541 new cases in the past 3 years. It is estimated that over 10,000 persons living with HIV/AIDS in the 29-county Atlanta EMA are currently in need of affordable housing; many of these persons need housing with ongoing supportive services.

-Roughly 27,000 or 9% of Atlanta's population aged 18-64, and 40% of those aged 65 or older, have a disability. Disabilities include motor impairments, mental disabilities, and problems associated with aging such as dementia. Disabled persons are at higher risk of housing loss or premature institutionalization, and often require housing with supportive services.

3. Evaluation of past performance

During 2009-2014, the period covered by the previous 5-year Plan, major accomplishments were:

- Over 1,700 single-family homes benefitted from emergency, partial, or full rehabilitation, including energy conservation repairs.

- Over 500 multi-family housing units were rehabilitated.

- More than 160 low/moderate income first-time homebuyers received downpayment assistance.

- Over 1,800 formerly homeless families were able to move into stable housing with the help of tenant based rental assistance.

- An average of 11,800 homeless persons were helped each year with shelter, residential recovery services, medical services, legal aid, crisis intervention support, access to ID and benefits, employment support, obtaining permanent housing, and assistance to remain housed.

- A yearly average of nearly 2,000 HIV+ persons were provided with supportive housing and an annual average of over 3,200 HIV+ persons were helped through case management, personal care assistance, substance abuse treatment, mental health services, legal services, and home-delivered meals.

- More than 4 dozen parks and playgrounds in low/moderate income neighborhoods benefitted from major renovations, equipment replacements, and accessibility improvements.

- More than 30 small businesses received low-interest financing for expansion or start-up.

- Major capital projects included the renovation of the Sweet Auburn Curb Market, construction of the 48-unit Betmar Village senior housing facility, renovations and energy upgrades to the QLS senior housing complex, renovation of the historic Imperial Hotel to provide 90 units of affordable housing, and acquisition of an office facility for the Atlanta Legal Aid Society, providing free civil legal services to low-income persons.

4. Summary of citizen participation process and consultation process

The Consolidated Plan citizen participation process is linked to the City's Neighborhood Planning Unit or NPU structure. The City is divided into 25 NPUs, which are citizen advisory councils that make recommendations to the Mayor and City Council on zoning, land use, and other planning issues. NPUs, and the general public, are notified of all upcoming public hearings. All proposals for funding are shared with citizens through the NPU structure, and citizen input is requested for every proposal. Citizen comments are considered in proposal evaluation, and proposal scoring incorporates NPU feedback. NPUs are also provided with advance notice of proposed substantive changes to an adopted Plan and to approved projects, and input is requested.

The City has recently revised its citizen participation plan to allow for new methods of social media. The current plan is posted online at <http://www.atlantaga.gov/index.aspx?page=206>.

Consultation in development of the 2015-2019 Consolidated Plan focused on: institutional and community stakeholder non-profit organizations; service providers and collaborative forums concerned with housing, homeless assistance, and assistance for persons living with HIV/AIDS; and neighborhood and citizen groups. Consultation methods included public meetings, individual meetings and discussions with key entities, and the use of statistical and narrative research information. The City also utilized a broadly distributed survey to collect input regarding the Plan's primary focus areas.

Major groups that were consulted in the development of the Plan include the Atlanta Housing Authority, Invest Atlanta, the Emory University Office of Community Partnership, Metro Fair Housing Services, the Atlanta Homeless Continuum of Care, the HOPWA Committee of the Metropolitan Atlanta HIV Health Services Planning Council, the HOPWA Collaborative, the Ryan White program staff of Fulton County, the DeKalb/Fulton Emergency Food and Shelter Board, the Regional Commission on Homelessness, the Atlanta Housing Forum, and the Homeless Providers Network.

5. Summary of public comments

PENDING comments from October public hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted and were considered during the development of the 2015-2019 Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

Following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CITY OF ATLANTA	Department of Finance, Office of Grants Services

Table 1 – Responsible Agencies

Narrative

The Lead Agency responsible for the preparation of the Consolidated Plan is the City of Atlanta Department of Finance, Office of Grants Services, Grants Management Division. Grants Management also administers the Community Development Block Grant (CDBG) program, the Emergency Solutions Grant (ESG) program, and the Housing Opportunities for Persons With AIDS (HOPWA) program. The Department of Planning and Community Development, Office of Housing, administers the HOME Investment Partnership grant.

The administrator for CDBG, ESG, and HOPWA is Charlotte Daniely, Director of the Grants Management Division within the Office of Grants Services. The administrator for the HOME program is Derrick Jordan, Interim Director of the Office of Housing in the Department of Planning and Community Development.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

Consultation in development of the 2015-2019 Consolidated Plan focused on 3 primary groups: institutional and community stakeholder non-profit organizations; service providers and collaborative forums concerned with housing, homeless assistance, and assistance for persons living with HIV/AIDS; and neighborhood and citizen groups through the City's long-standing and well-organized Neighborhood Planning Unit structure and its oversight body, the Atlanta Planning Advisory Board. The consultation process began at the inception of the planning process, continued throughout the development of various components of the plan, and culminated in widespread notification to all contributing entities of the draft plan's online posting for review and input.

Consultation methods included public meetings, individual meetings and discussions with key entities, and the use of statistical and narrative information supplied by service providers as well as data from the Homeless Management Information System staff. The City also utilized a broadly distributed survey to collect input from service providers and community stakeholders regarding the 3 primary focus areas for the Consolidated Plan: affordable housing, homeless assistance, and housing and related services for persons living with HIV/AIDS. Survey findings are incorporated in the relevant sections of the plan; the "Atlanta Priorities Survey Report, June 2014," including respondent comments, is included in the Appendix.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Primary responsibility for coordination with public and assisted housing providers is vested in the Department of Planning and Community Development, Office of Housing. City housing officials participate in the Atlanta Regional Housing Forum, organized through the Atlanta Regional Commission. The Forum, open to all interested parties, is a long-standing gathering of nonprofit, business, governmental, educational and grassroots organizations to discuss matters related to affordable housing and related topics of transportation and land-use.

Starting in 2012, a major initiative was undertaken by the City to inventory and analyze the housing stock and residential market. The effort was spearheaded by APD Solutions, Inc., a national neighborhood revitalization firm. The extensive findings and recommendations were presented in "Creating Linkages and Eliminating Barriers: The Strategic Community Investment [SCI] Report," APD Solutions, October 2013 (<http://ditweb.atlantaga.gov/sci/sci7.pdf>). The SCI findings were integral to the development of the Consolidated Plan.

In 2013 the City contracted with Metro Fair Housing Services, Inc. to conduct an analysis of impediments to fair housing. The organization held 4 public hearings throughout the City in the fall of 2013 to educate the community and obtain input on fair housing issues. The agency also consulted with the Georgia Commission on Equal Opportunity, the Atlanta Legal Aid Society, the Atlanta Housing Authority, the Community Foundation of Greater Atlanta, the Atlanta

Association of Neighborhood-Based Developers, Atlanta Neighborhood Development Partnership, the Georgia State Trade Association of Non-Profit Developers, and SUMMECH Community Development Corporation. The 2014 “Analysis of Impediments to Fair Housing Choice” provided the basis for the Consolidated Plan analysis of barriers to fair housing.

In 2014 Invest Atlanta produced its “Housing Strategy for the City of Atlanta,” in close consultation with the City’s Office of Housing and the Atlanta Housing Authority, and with the support of HR&A Advisors and Enterprise Community Partners. City housing officials presented the report to the June 2014 meeting of the Regional Housing Forum.

The City consults regularly with its funded service providers, particularly in the areas of homeless assistance and the needs of persons living with HIV/AIDS (PLWHA), and City staff members attend topic-area meetings. The AIDS service community and stakeholders meet on an ongoing basis in 2 open forums, the HOPWA Providers Collaborative and the Metropolitan Atlanta HIV Health Services Planning Council. Providers and stakeholders in the homeless arena attend the Homeless Providers Network sessions and meetings of the Atlanta Continuum of Care or CoC. While health services are a county responsibility, the CoC works on issues of service access and discharge planning with health providers, particularly Grady Hospital; the City coordinates with the Ryan White program staff at Fulton County on services for PLWHA.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

City staff discussed homeless needs and strategies with CoC leadership early in the planning process. Issues concerning data utilization from the homeless census were resolved, and the current CoC plan was incorporated into the Consolidated Plan’s homeless sections. The draft Consolidated Plan, including homeless strategies and goals, was shared with the CoC and its input contributed to the revisions made from the draft to the final plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Atlanta CoC was newly formed in 2013, after the dissolution of the previous city/county collaboration, and its staffing and structures are still being formulated. The CoC’s Policies/Procedures Work Group was organized in the spring of 2014; City ESG staff is working with the work group to develop new standards and outcomes. The City’s ESG Manual, required to be developed as part of the ESG program changes mandated by the HEARTH Act, is being incorporated into this effort. Under its ESG Manual, the City currently follows the policies and procedures for HMIS administration developed by the State of Georgia, as the HMIS is part of a statewide system; however, the new CoC is examining possible changes in these policies and practices. The City’s ESG funding recommendations are shared with the CoC during development, for input and recommendations.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Agency/Group/Organization	Agency/Group/ Organization Type	Plan Section addressed by Consultation
Atlanta Housing Authority	PHA	Public Housing Needs
Invest Atlanta	Other government – Local Planning Organization	Economic Development Anti-poverty Strategy
Emory University Office of Community Partnership	Planning Organization	Housing Need Assessment Market Analysis
Metro Fair Housing Services, Inc.	Services – Fair Housing	Housing Need Assessment Market Analysis
Atlanta CoC: Partners 4 HOME	Planning Organization	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs – Veterans Homelessness Strategy
Homeless Providers Network (<i>see Narrative</i>) and CoC distribution list	Services – Homeless	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homelessness Strategy
Regional Commission on Homelessness	Regional Organization Planning Organization Foundation	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs – Veterans Homelessness Strategy
HOPWA Collaborative (<i>see Narrative</i>)	Regional Organization Planning Organization Services - Persons with HIV/AIDS	Non-Homeless Special Needs HOPWA Strategy
Metropolitan Atlanta HIV Health Services Planning Council: HOPWA Committee	Regional Organization Planning Organization	Non-Homeless Special Needs HOPWA Strategy
Fulton County Ryan White program staff	Other government - County	Non-Homeless Special Needs HOPWA Strategy
Emergency Food and Shelter Board	Regional Organization	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs – Veterans Homeless Needs – Unaccompan'd youth Homelessness Strategy Non-Homeless Special Needs
Atlanta Housing Forum (<i>see Narrative</i>)	Regional Organization Housing, Business and Civic Leaders, Private Sector Banking/Financing	Housing Need Assessment Market Analysis
Housing Providers (<i>see Narrative</i>)	Housing Services - Housing	Housing Need Assessment Market Analysis

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City reached out to all relevant agencies in the development of its Consolidated Plan. A few entities or agency types did not respond; these were generally agencies with no direct funding or engagement in the grant programs covered by the plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do goals of your Strategic Plan overlap with goals of each plan?
"Creating Linkages and Eliminating Barriers: The Strategic Community Investment (SCI) Report," APD Solutions (http://www.atlantaga.gov/index.aspx?page=908)	City of Atlanta Office of Housing	Goals related to affordable housing and neighborhood revitalization incorporate SCI research and findings.
"Analysis of Impediments to Fair Housing," Metro Fair Housing Services, Inc.	City of Atlanta Office of Housing	Findings and recommendations used in formulating housing goals.
Atlanta Continuum of Care	Partners 4 HOME	Goals related to homeless assistance and access to permanent housing supplement the CoC strategies.
"Homelessness in Atlanta: A Study of Homelessness in the Greater Atlanta Area," Atlanta Homelessness Research Consortium: Clark Atlanta University, Emory University, Georgia Tech	Mayor's innovation Delivery Team. City of Atlanta	Research helped to define priority needs and to develop goals for homeless assistance.
Fulton County, Georgia, Ryan White program, "FY14 Project Narrative Atlanta EMA" (http://www.fultoncountyga.gov/images/stories/Ryan_White/2014/FY14_Proj_Narr_Atlanta_EMA.pdf)	Fulton County, Georgia	Findings helped to develop goals related to housing, homelessness prevention, and related services for persons living with HIV/AIDS.
"The Future of Housing for Persons Living with HIV/AIDS" (see Appendix)	Georgia Institute of Technology	See above.
Comprehensive Development Plan (CDP) and Capital Improvements Program (CIP) (http://www.atlantaga.gov/modules/showdocument.aspx?documentid=3081)	City of Atlanta	Consolidated Plan is incorporated as a part of CDP. CIP helped to develop goals related to neighborhood revitalization.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in implementation of Consolidated Plan (91.215(I))

The City of Atlanta participates in regional forums and collaborative bodies, including the Regional Commission on Homelessness, the Metropolitan Atlanta HIV Health Services Planning Council, and the Atlanta Regional Commission (ARC). ARC initiatives in which Atlanta is particularly active include the Atlanta Housing Forum, the Livable Centers Initiative, the Transit-Oriented Development initiative in conjunction with the Metropolitan Atlanta Rapid Transit Authority, and the Regional Transportation Plan. Through its economic development authority, Invest Atlanta, the City participates in ARC's Regional Economic Competitiveness Strategy. City

representatives work collaboratively on an ongoing basis with officials and staff of Fulton and DeKalb counties, which include parts of the City's geographic area.

Narrative:

During May and June of 2014, City staff met in person, and communicated by email, with topic-area groups and forums to present the City's priorities questionnaires on affordable housing, homeless assistance, and housing and related services for persons with HIV/AIDS. Responses were received from community stakeholders, county and State departments, neighborhood groups, individual citizens, and service providers. The responses from service providers represented over 130 different service programs, which together serve at least 20,000 persons annually. This broad expression of perceived community priorities was integral to the City's identification of needs and formulation of Consolidated Plan goals.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation **Summarize citizen participation process and how it impacted goal-setting**

The Consolidated Plan citizen participation process is linked to the City's Neighborhood Planning Unit or NPU structure. The City is divided into 25 NPUs, which are citizen advisory councils that make recommendations to the Mayor and City Council on zoning, land use, and other planning issues. The NPU system provides a mechanism for citizens to participate actively in comprehensive planning and to receive information concerning City government.

The process for HUD grant programs begins in early spring, when service providers, community stakeholders, NPUs, and the NPU oversight body, the Atlanta Planning Advisory Board or APAB, are invited to the City's kick-off public hearing. Notice of the hearing, advertised in the general circulation newspaper, is also provided to the Hispanic community by advertisement in *Mundo Hispanico*, and to those interested in HOPWA through the Metro Atlanta HIV Planning Council.

All proposals for funding are shared with citizens through the NPU structure. Copies of Citywide proposals, and proposals covering the Community Development Impact Area (*\$SP-10*) are given to APAB. Site-specific proposals affecting a subset of NPUs are provided to the chairpersons for those NPUs. Citizen input is requested for every proposal. Citizen comments are considered in proposal evaluation, and proposal scoring incorporates NPU and APAB feedback. Proposals for HOPWA funding are shared with the HOPWA Committee of the HIV Planning Council. Proposals for homeless assistance and homelessness prevention are shared with the Atlanta Homeless Continuum of Care or CoC, for feedback on activities eligible for ESG funds.

The City's Grants Management unit meets on request with APAB, NPUs, and citizens to provide additional information on proposals under consideration, and on the grant programs. In 2014, City officials asked to appear before the June APAB meeting, at which time they presented a detailed information packet on Consolidated Plan grants, eligible activities, funding history, and planning process for the 2015-2019 plan. The information packet was provided electronically to all NPUs. An additional presentation was made at a mid-September Community Engagement Seminar sponsored by APAB.

In early fall, advertisement is made of the public hearing to be held by Atlanta City Council's Community Development/Human Resources (CD/HR) Committee on the Consolidated Plan/Annual Action Plan (AAP). Notification is provided to entities that submitted proposals, to interested stakeholders such as the HIV Planning Council, and to the NPU and APAB. Notification is given at least 30 days in advance of the expected date of action by City Council. A detailed information packet, prepared for distribution at the hearing, presents a summary of the grant programs and anticipated funds for the upcoming year, and provides Executive Branch funding recommendations. The CD/HR committee members consider all public comments before taking action on the plan and project funding recommendations.

Substantive programmatic changes proposed to an adopted AAP, which trigger a program amendment to HUD, require citizen notification at least 30 days prior to Council action. Written advance notification is provided to APAB and/or affected NPUs.

The availability of the draft Comprehensive Annual Performance and Evaluation Report is advertised in the general circulation and Mundo Hispanico newspapers.

The City is broadening citizen participation efforts to include online posting of draft materials, as well as having paper copies at designated locations. The City will set up Twitter and email accounts to allow citizens to submit questions and concerns electronically. Persons with disabilities may request accommodation at public meetings or in accessing review drafts, by providing at least 48 hours advance notice to the City.

The full Citizen Participation Plan is at <http://www.atlantaga.gov/index.aspx?page=206>.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
Other; News- paper Ad	Non- targeted/ broad community; Non-English Speaking – Spanish; Persons with disabilities	1 st Public Hearing advertised in Atlanta Journal Constitution and Mundo Hispanico. Hearing held March 17, 2014. Attendees included service providers, development organizations, City departments, and neighborhood representatives. Grant information, proposal form, and instructions were provided at hearing and posted on City's Grants Services website following hearing.	Comments focused on funding outlook, eligible activities, and instructions for completing the 2015 proposal form.	All comments were accepted.	http://www.atlantaga.gov/index.aspx?page=206
Other	City's citizen participation organization, neighbor- hood groups	Meeting held with Atlanta Planning Advisory Board (APAB) on May 17, 2014. Attendees were members of board, representatives of individual Neighborhood Planning Units (NPU's), and City staff. Information was provided on ConPlan funding priorities, grant amounts and uses, and project allocations under 2010-2014 plan, for historical context. Input requested on City priorities for the next 5-year plan.	One commenter noted the shrinking grant allocations. An attendee requested a listing of new projects funded in 2014. Another requested a listing of housing projects funded from 2010-2014. Both lists were provided <i>via</i> email within two weeks following the meeting.	All comments were accepted.	
Other; Internet Outreach	Non- targeted/ broad community	Draft 2015-2019 Consolidated Plan posted on Grants Services website in mid-September 2014. Email notification and request for input was sent to the APAB and NPU's. Email notification and request for input was sent to governmental entities: State of Georgia, Fulton	PENDING		

Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
		County, DeKalb County, Atlanta Housing Authority, Invest Atlanta. Email notification and request for input was sent to these stakeholders: Metro Fair Housing, Partners 4 Home (CoC), Ryan White Program staff, HOPWA Committee of the Metropolitan Atlanta HIV Health Services Planning Council, the HOPWA Collaborative, the Homeless Providers Network, the Regional Commission on Homelessness, the Emergency Food and Shelter Board.			
Public Meeting	Non-targeted/ broad community	At September 9, 2014 Community Engagement Seminar held by the Atlanta Planning Advisory Board, information was presented on five-year and annual plans, and public input was requested.	Comments focused on the grant process and schedule, the upcoming public hearing, and the 2015 proposed project funding.	All comments were accepted.	
Other; News-paper Ad; Internet Outreach	Non-targeted/ broad community; Non-English Speaking – Spanish; Persons with disabilities	2 nd Public Hearing was advertised in Atlanta Journal Constitution and Mundo Hispanico. Hearing was held October 7, 2014. Attendees included... PENDING	Comments... PENDING	Response to comments... PENDING	http://www.atlantaga.gov/index.aspx?page=206

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing Needs

The City of Atlanta had 413,462 persons in 178,447 households in 2012. 54% of Atlanta's population was African American, and 39% was White. The remaining 7% were mostly Asian or Other/multi-racial. Median household income was \$45,171.

The U. S. Department of Housing and Urban Development (HUD) defines housing problems to be reported in the Consolidated Plan, including 4 problem types that indicate greater need: units lacking complete kitchen facilities; units lacking complete bathroom facilities; units that are overcrowded, with more than 1 persons per room; and units where housing costs exceed 30% of household income. 37.7% of the City's households experienced at least 1 of these 4 housing problems. Among households with income levels less than 30% of the Atlanta Areawide Median Income or AMI, approximately 80% experienced at least 1 of the 4 housing problems.

As on June 2013, the Housing Authority of the City of Atlanta, or AHA, provided housing for 21,174 households. Housing was provided in mixed-income communities, in AHA-owned facilities where 100% of units were public housing, and through vouchers.

Homeless Needs

As of January 2013, 5,571 homeless persons were counted in the City of Atlanta. 68% were in emergency shelters or transition housing, and 32% were found in unsheltered locations (on the streets, in abandoned buildings, in cars, etc.). About 90% were single adults, and 10% were in families. The typical profile of a homeless single adult was: an African American male, between the ages of 45-64, never married. The typical profile of a homeless family was: a single mother, with 1-2 children under 5 years of age. 18% of the homeless were veterans, with service period ranging from the Vietnam War to the Gulf Wars. Over ¼ were chronic homeless, meaning that they had lengthy or repeated episodes of homelessness in combination with a disability.

Those with HIV/AIDS and Other Disabilities

Atlanta administers the Housing Opportunities for Persons With AIDS (HOPWA) program on behalf of the 29-county Eligible Metropolitan Area or EMA. The Centers for Disease Control reported a cumulative total of 27,429 cases of AIDS in the EMA as of 2012, with 2,541 new cases in the past 3 years. For cases in which racial/ethnic origin was reported, 69% were African American and 17% were White.

Roughly 27,000 or 9% of Atlanta's population aged 18-64, and 40% of those aged 65 or older, have a disability. Disabilities include motor impairments, mental disabilities, and problems associated with aging such as dementia.

Infrastructure Needs

Atlanta's 2015-2019 Capital Improvements Program has identified infrastructure repair, maintenance, and construction needs costing in excess of \$2 billion.

Needs Assessment

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	416,474	413,462	-1%
Households	168,341	178,447	6%
Median Income	\$34,770.00	\$45,171.00	30%

Table 5 - Housing Needs Assessment Demographics

2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Data Source:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	36,015	19,590	25,960	14,480	82,400
Small Family Households *	10,305	5,655	7,615	4,055	30,025
Large Family Households *	2,395	1,145	1,250	900	3,440
Household contains at least one person 62-74 years of age	6,065	3,485	3,520	1,925	8,580
Household contains at least one person age 75 or older	4,345	2,445	2,340	965	3,800
Households with one or more children 6 years old or younger *	6,620	2,979	3,040	1,244	6,890
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	775	195	165	60	1,195	50	25	85	20	180
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	240	170	240	90	740	0	15	35	50	100
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,110	455	310	395	2,270	160	40	135	75	410
Housing cost burden greater than 50% of income (and none of the above problems)	15,370	5,120	1,585	75	22,150	4,745	2,710	2,615	885	10,955
Housing cost burden greater than 30% of income (and none of the above problems)	3,220	4,700	7,780	2,130	17,830	925	1,270	2,825	1,910	6,930
Zero/negative Income (and none of the above problems)	2,655	0	0	0	2,655	930	0	0	0	930

Table 7 – Housing Problems Table

Data 2006-2010 CHAS

Source:

2. Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	17,495	5,940	2,300	625	26,360	4,955	2,790	2,870	1,030	11,645
Having none of four housing problems	8,295	7,960	13,940	7,470	37,665	1,690	2,900	6,850	5,360	16,800
Household has negative income, but none of the other housing problems	2,655	0	0	0	2,655	930	0	0	0	930

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,920	3,350	2,300	12,570	1,250	814	1,545	3,609
Large Related	1,895	500	245	2,640	170	310	265	745
Elderly	3,369	1,405	600	5,374	2,815	1,535	1,355	5,705
Other	8,060	5,120	6,400	19,580	1,650	1,355	2,360	5,365
Total need by income	20,244	10,375	9,545	40,164	5,885	4,014	5,525	15,424

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,600	1,460	240	7,300	1,005	514	575	2,094
Large Related	1,660	140	0	1,800	115	175	90	380
Elderly	2,260	760	145	3,165	2,235	930	645	3,810
Other	7,220	2,930	1,200	11,350	1,530	1,105	1,330	3,965
Total need by income	16,740	5,290	1,585	23,615	4,885	2,724	2,640	10,249

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,205	535	380	330	2,450	135	30	105	115	385
Multiple, unrelated family households	165	90	140	25	420	25	19	65	10	119
Other, non-family households	45	55	70	130	300	0	4	0	0	4
Total need by income	1,415	680	590	485	3,170	160	53	170	125	508

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS
Source:

Information not available for table below:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

The 2010 Census found that two cities had the highest percentage of one-person households: Atlanta, Georgia, and Washington, DC, both at 44% of total households. People over the age of 65 occupied less than 20% of one-person households in Atlanta. The younger age of Atlanta's single-person households is due in part to the high number of colleges and universities in the City, with students living alone in small and studio apartment units.

The 2013 point-in-time count of homeless persons in Atlanta (*see NA-40*) found 4,956 homeless single adults in unsheltered locations or temporary housing. On an annual basis, over 16,000 single persons are homeless in Atlanta. All of these need affordable housing; roughly 4,000-4,200 are disabled chronically homeless, who need supportive housing with ongoing services.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

ACS data show that roughly 27,000 or 9% of Atlanta's population aged 18-64 and 16,200 or 40% of those aged 65 and older have a disability. The number of disabled Atlanta residents who need housing assistance is not known. Accessible housing is emphasized in Atlanta's Barrier Free Ordinance, which requires all structures to meet the accessibility requirements of the Fair Housing Amendments Act of 1988.

In 2014, the Partnership Against Domestic Violence, which has programs in the City of Atlanta and in nearby Gwinnett County, received calls for assistance from nearly 4,000 primary victims experiencing domestic violence. The Atlanta shelter site houses approximately 230 women and children annually. Among homeless families, roughly 20% qualify as chronic homeless, meaning that a family member has a long-term disability and the family is in need of supportive housing. 450-550 persons in chronic homeless families need housing each year.

What are the most common housing problems?

Substandard Housing: Table NA-10-1 shows that 3% of very low income renter households and less than 1% of very low income owner-occupied households were living in housing that lacked complete plumbing or kitchen facilities. The incidence of substandard housing among very low income renters was slightly higher in Atlanta than the State as a whole and slightly higher than the rates reported in metro Atlanta's five core urban counties. Very low income owner-occupied households in Atlanta, on the other hand, fared slightly better than the statewide average and the five core urban counties.

The spatial distribution of substandard housing (Map NA-10-1) shows only a few neighborhoods where the incidence of housing units lacking complete plumbing or kitchen facilities is most pronounced.

Overcrowded Housing: Atlanta's low/ moderate-income households were generally less likely to experience housing overcrowding than were their counterparts statewide or in the five core counties in metropolitan Atlanta (Table NA-10-1). Among very low income renter households, about 4% experienced housing overcrowding and less than 1% experienced severe housing overcrowding. Rates were about the same for low income renter households. Housing

overcrowding was less prominent among Atlanta's very low and low income owner-occupied households.

The spatial distribution of severe overcrowding (Map NA-10-2) shows that the areas with the highest incidence of overcrowded housing problems are located outside the City of Atlanta. There are a few scattered pockets of severe housing overcrowding in the City.

Cost Burden: According to the Comprehensive Housing Affordability Strategy 2006-2010, the most common housing problem experienced by Atlanta's low/ moderate-income households is housing cost burden. More than half of the City's very low income renter households had a housing cost burden greater than 50%, and 37% of low income renter households paid 50% or more of their gross household income toward housing expenses (Table NA-10-1). An even higher share of very low (63%) and low income (48%) owner-occupied households reported housing cost burdens of 50%.

Among moderate income (50-80% AMI) renter-occupied households, 48% were housing cost burdened (paying 30-50% of income for housing); 10% were severely housing cost burdened (50% or more of income for housing). Slightly more than 1 out of 4 moderate income owner-occupied households were cost-burdened (29%) or severely housing cost burdened (27%).

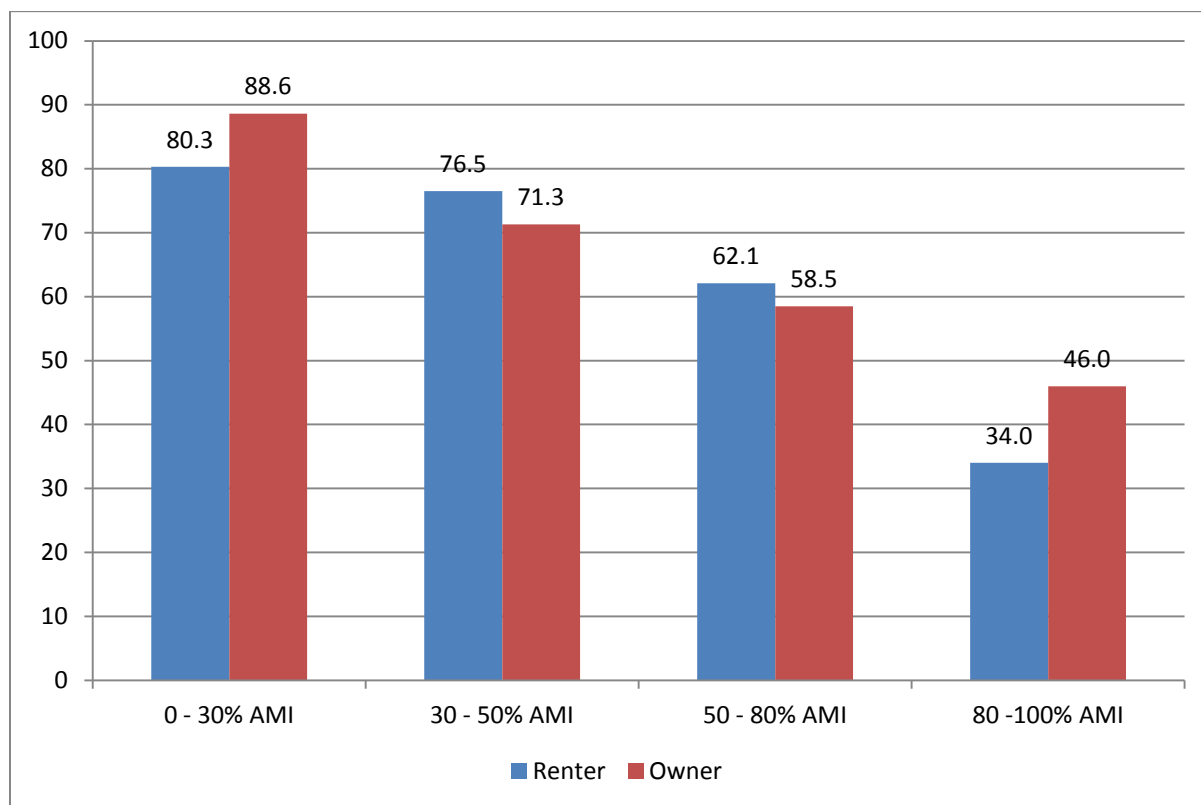
The spatial distribution of households with housing cost burden greater than 30% of income (Map NA-10-3) tends to follow fairly closely the distribution of areas where a majority of residents have low- or moderate-income. When cost burden is broken out by housing tenure, several other areas emerge with relatively high concentrations of housing cost burden Map NA-10-4 illustrates this for owner-occupied households and Map NA-10-5 shows renter-occupied households.

Housing Problems: Households with very low and low income are more likely to have one or more housing problems than households with higher incomes regardless of housing tenure (Figure NA-10-1). The incidence of housing problems is greatest among owner-occupied households with income less than 30% of AMI; 89% these households reported having one or more housing problems. Indeed, a majority of the City's low and moderate-income households (less than 80% of AMI) reported one or more housing problems with the vast majority reporting housing cost burden. As shown in Figure NA-10-1, as household income increases the incidence of housing problems declines for both renters and home owners.

Map NA-10-6 shows the spatial concentration of renter-occupied households with two or more housing. Map NA-10-7 illustrates the concentration of owner-occupied households with two or more housing problems.

Figure NA-10-1

Percentage of Households with One or More Housing Problems by Income Level, 2006-2010.



Source: CHAS, 2006-2010

Are any populations/household types more affected than others by these problems?

As noted above, the households most affected by housing problems are the very low (less than 30% of AMI) and low income (30-50% of AMI) renter households, and these households are much more likely to experience a housing problem related to cost than to the physical condition of the housing unit or housing overcrowding.

Low-income disabled persons and chronically homeless persons and families are affected adversely by the shortage of permanent supportive housing, which can provide them with the stability and services they need. Victims of domestic violence need safe housing, which often means housing in another location, far from easy reach by their abusers. 116 domestic-violence fatalities were recorded in Georgia in 2013, and over 1/5th of these were in the two counties that cover the City.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Based on United Way's 2-1-1 Helpline's call data, roughly 15,000-17,000 Atlanta residents seek

financial help each year to prevent homelessness. Many of these callers do not become homeless but instead find alternative affordable housing arrangements or recover sufficiently from temporary economic setbacks to remain in their housing.

However, in 2013 over 9,000 single individuals and 900 persons in families, who had been housed in the City, did become homeless. The characteristics of the current homeless population represent risk factors for becoming homeless. For both individuals and families, unemployment and past history of homelessness are primary risk factors. Only 7% of the homeless had any form of employment, usually temporary or part-time; over 60% had been homeless more than once.

For individuals, risk factors include being single and never married, male, African-American, and middle-aged. Addictive disorders, health issues, particularly mental health problems, and disabilities indicate a higher risk as well. In Atlanta, HIV rates are higher among the homeless than in other large cities. Past military service creates added risk, especially service in the Vietnam war. Also, those with criminal records and persons being released from jail or prison are at higher risk of homelessness.

For families, those at risk are single mothers with preschool-aged children. Family problems are contributing risk factors, including domestic violence and abuse (a history of domestic violence is seen in ¼ of homeless women), divorce, and death of a family member. Roughly ¼ of homeless families qualify as chronically homeless, meaning that a family member has serious and long-standing disability, and ½ of family heads have a substance addiction that needs treatment before the family is ready for permanent housing.

Formerly homeless persons are more likely to stabilize in permanent housing with financial support from rapid re-housing programs, including move-in aid and rental assistance. Newly re-housed individuals and families often need continuing or aftercare support, especially in the first year, to overcome longstanding challenges and remain stably housed. Helpful services include continuing case management, early intervention in financial problems, budget counseling, and life skills training. Families benefit from parenting support and assistance with school and child care problems. Persons with substance abuse disorders need therapeutic support; those with mental health issues benefit from ongoing medical care and medication monitoring.

If a jurisdiction provides estimates of at-risk population(s), it should also include a description of the operational definition of at-risk group and the methodology used to generate the estimates:

Operational definition of at-risk:

The City of Atlanta ESG Guidance Manual provides a “Risk Factors for Homelessness Worksheet” to be used by providers in assessing and prioritizing households for prevention assistance. These factors, summarized below serve as an operational definition for identifying at-risk persons:

- eviction within 3 weeks
- discharge within 3 weeks from an institution where client resided for more than 180 days
- residing in condemned housing
- sudden and significant loss of income
- sudden and significant increase in utility bills
- mental health/substance abuse issues

- physical disabilities/chronic health issues
- severe housing costs burden (greater than 50% of income for housing)
- homeless in last 12 months
- young head of household (under 25, with children or pregnant)
- involvement with child welfare including foster care
- pending foreclosure on rental housing
- income less than 30% of area median income
- housing overcrowding
- past institutional care
- recent traumatic life event
- credit problems that prevent getting housing
- significant medical debt
- victim of domestic violence

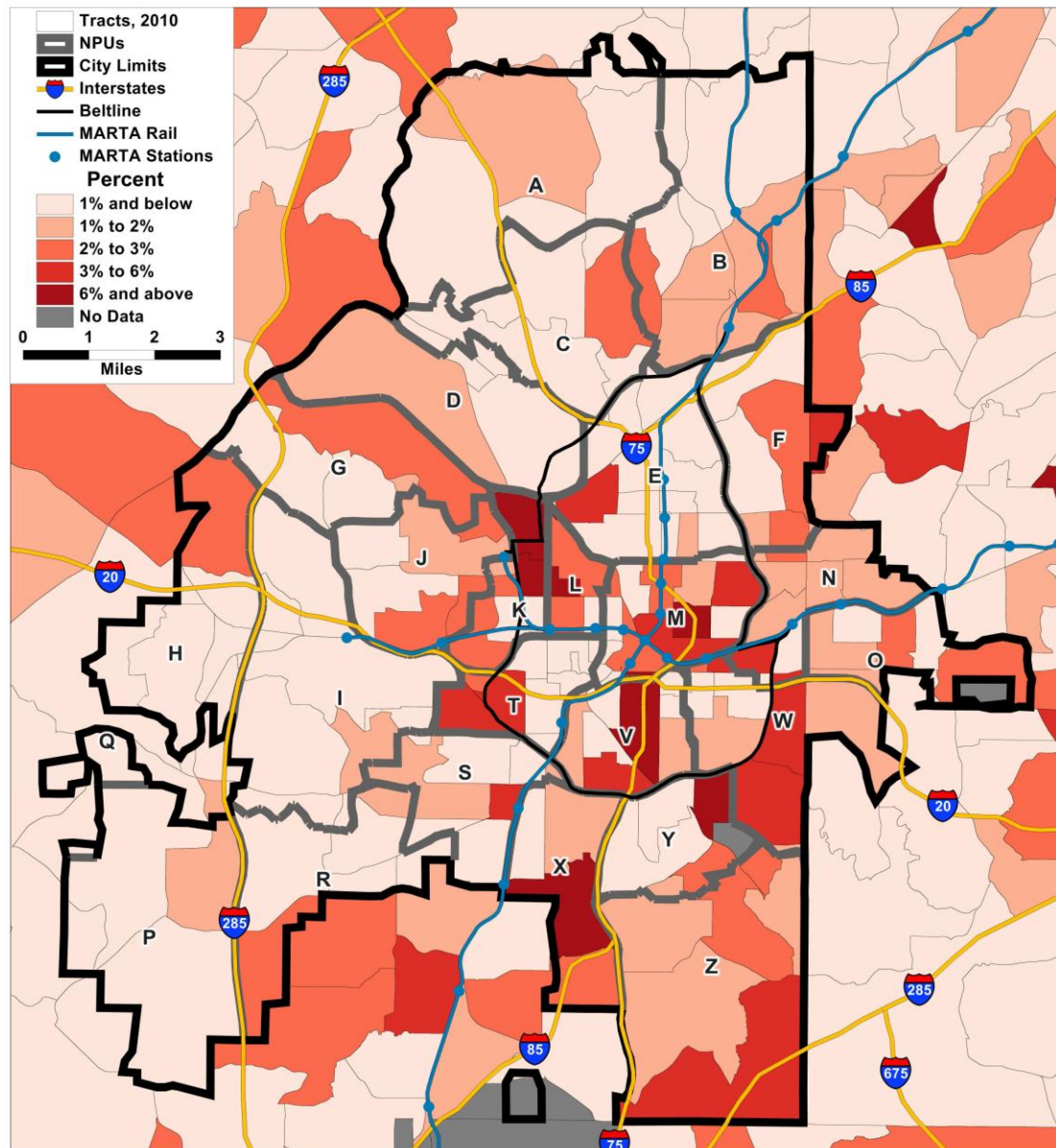
Methodology used to generate numerical estimates of at-risk:

Estimates of the number of at-risk persons who become homeless annually are derived from the 2013 Metro Atlanta Tri-Jurisdictional Homeless Census Report and Homeless Survey Report, and the 2011 Metro Atlanta Tri-Jurisdictional Homeless Survey Report (see www.pcni.org). Annualized figures for the number of newly homeless persons in the City of Atlanta were extrapolated from the 2013 census, and from 2101 and 2103 survey data on the differing lengths of homelessness for individuals and for families. Data on the risk factors for homelessness were taken from the 2011 and 2103 survey findings.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

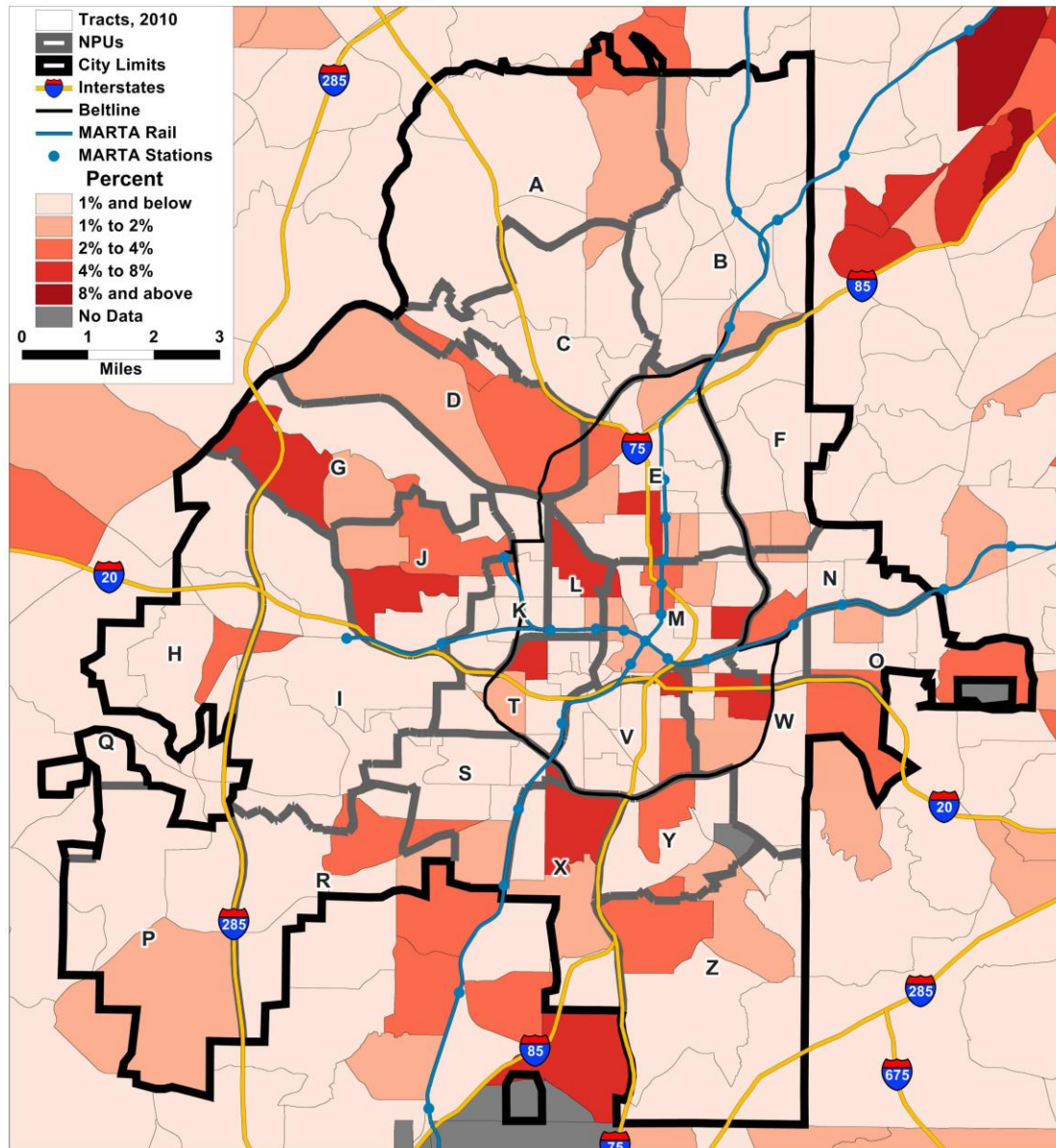
Housing characteristics are included in the Risk Factors for Homelessness Worksheet discussed above.

Map NA-10-1: Substandard Housing



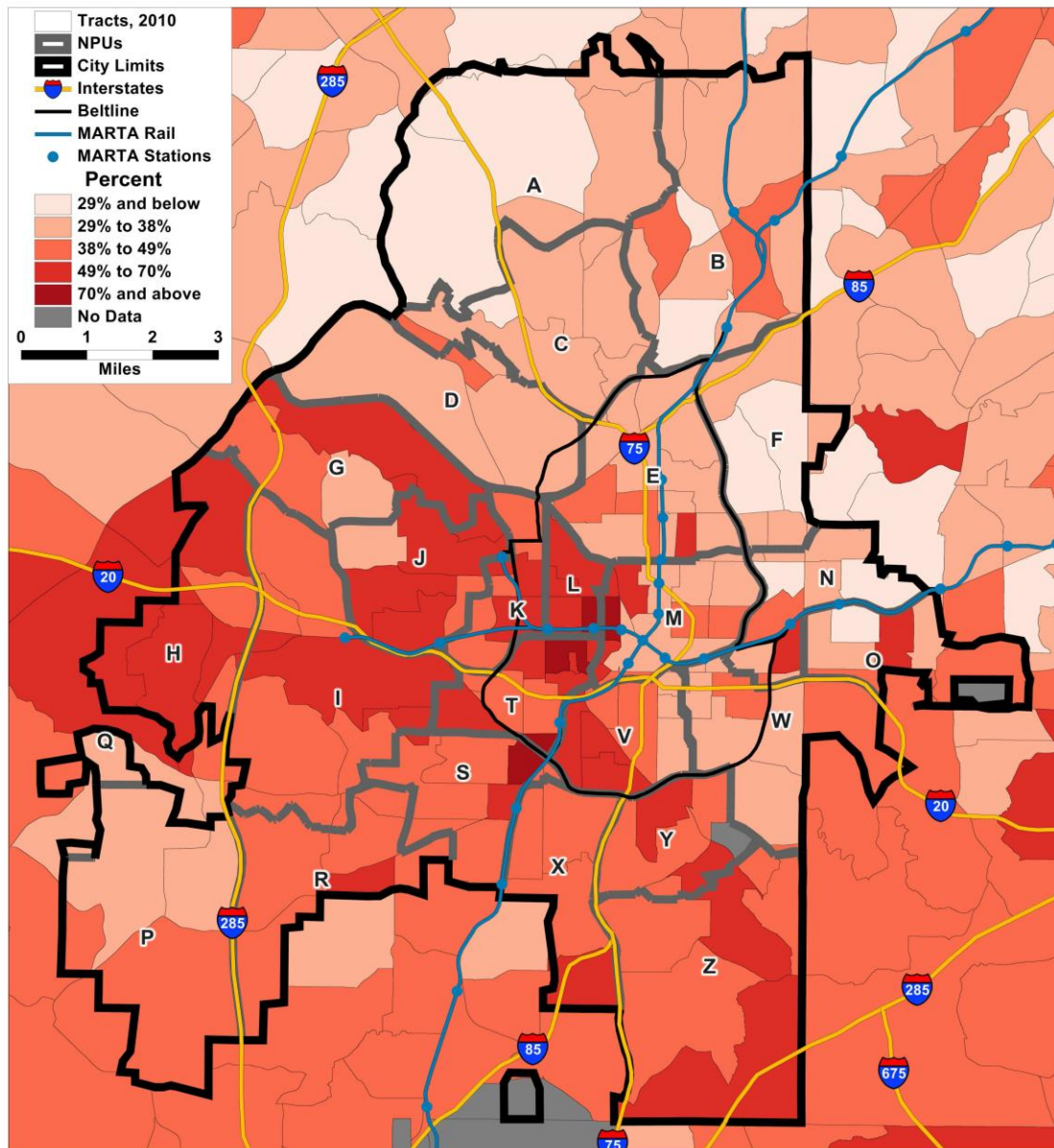
Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2006-10 CHAS, table T3

Map NA-10-2: Severe Overcrowding



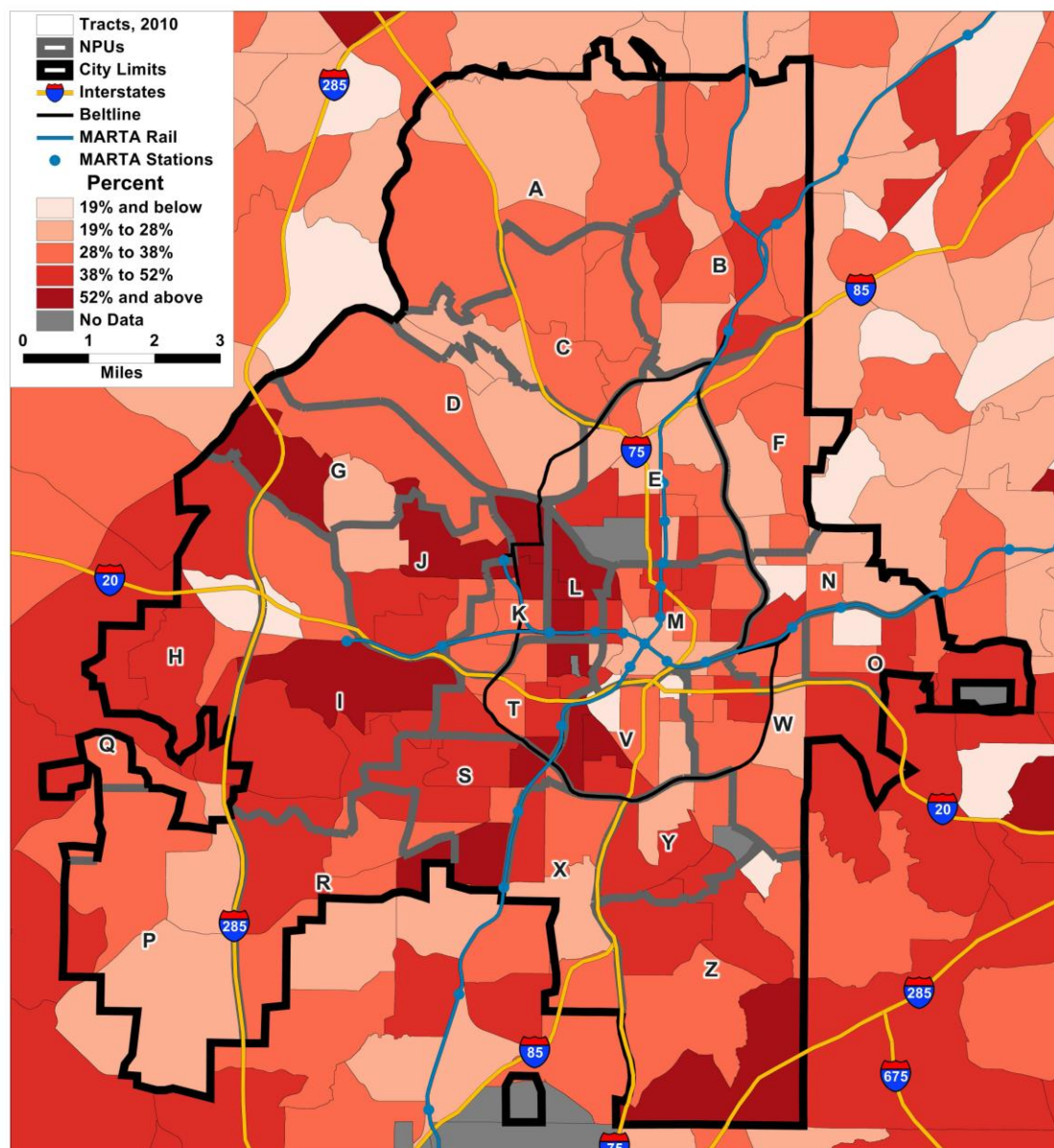
Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2006-10 CHAS, table T3

Map NA-10-3: Housing Cost Burden Greater than 30% of Income



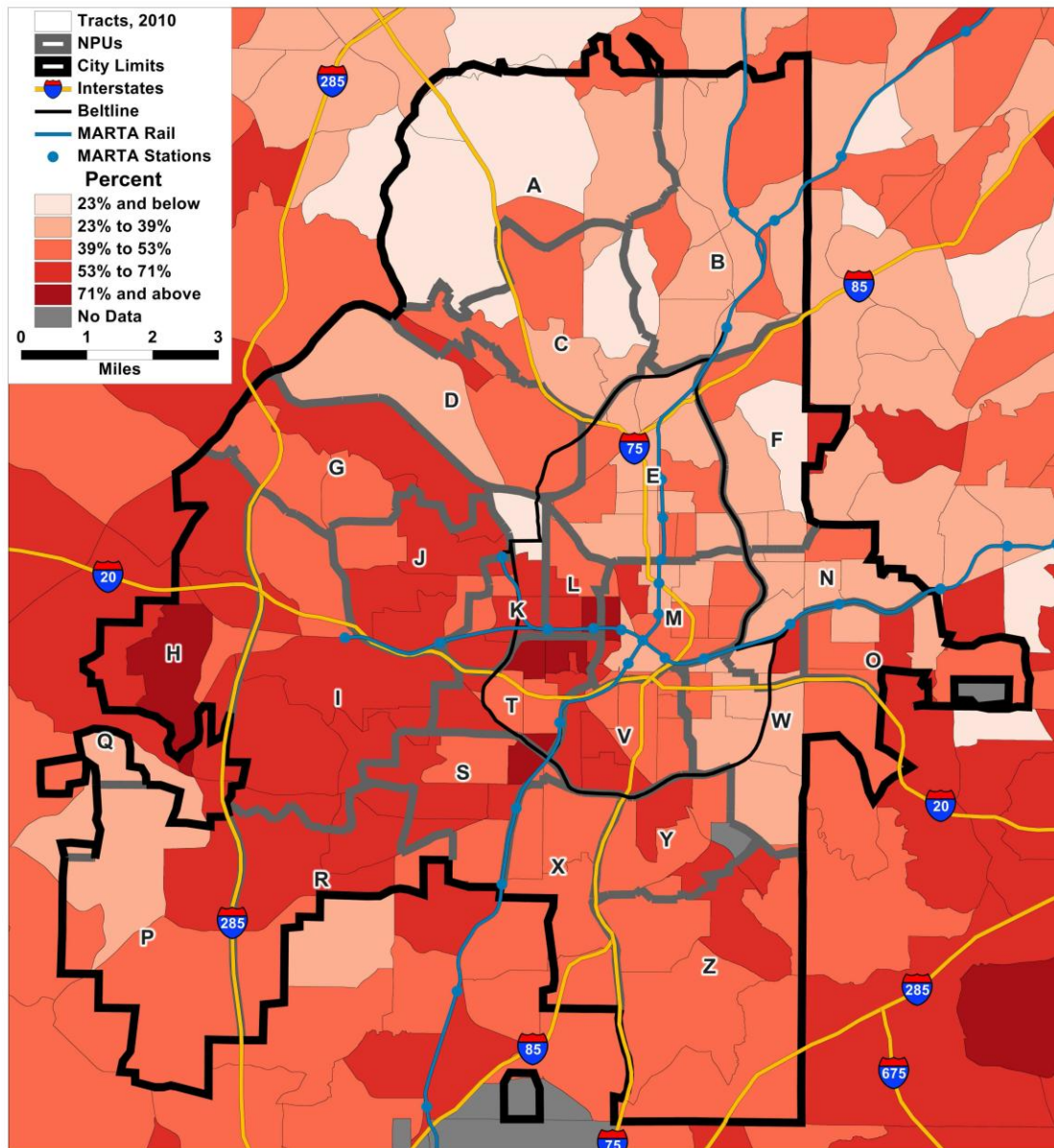
Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2006-10 CHAS, table T3

Map NA-10-4: Housing Cost Burden for Owners Greater than 30% of Income



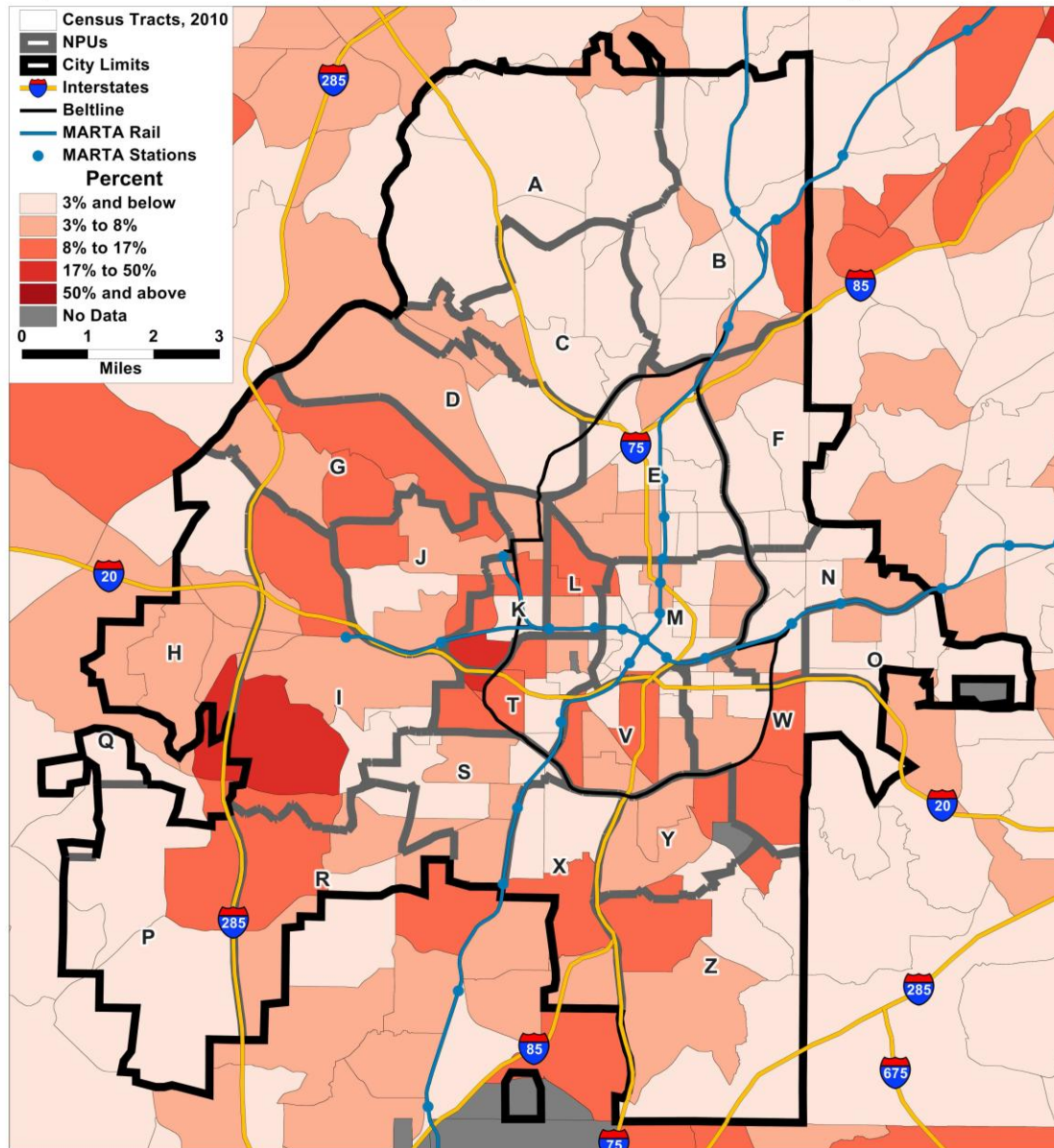
Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2006-10 CHAS, table T3

Map NA-10-5: Housing Cost Burden for Renters Greater than 30% of Income



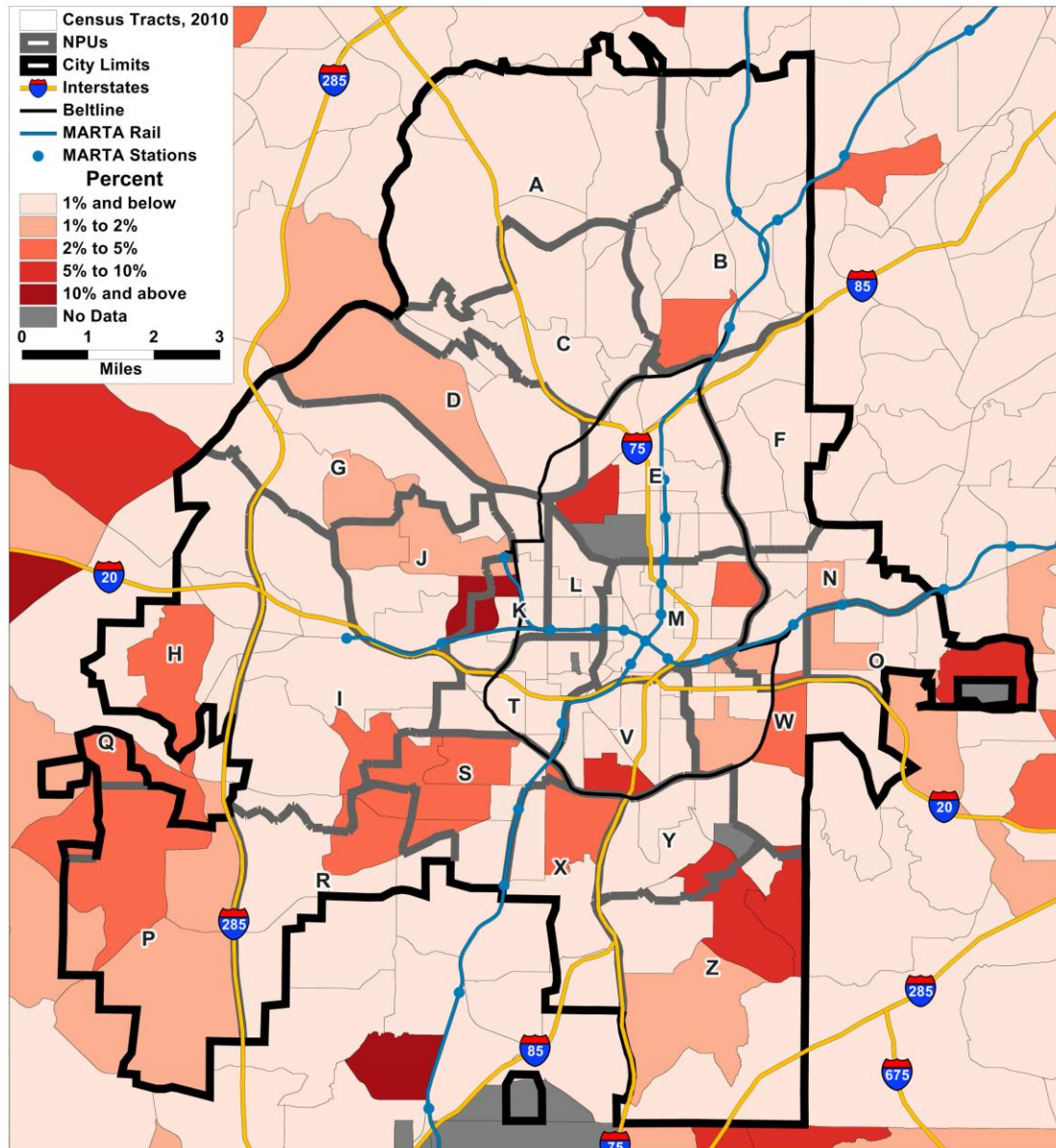
Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2006-10 CHAS, table T3

Map NA-10-6: Renter-Occupied Housing Units with Two or More Housing Problems



Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2008-12 American Community Survey, table B25123

Map NA-10-7: Owner-Occupied Housing Units with Two or More Housing Problems



Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2008-10 American Community Survey, table B25123

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)
Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,270	7,125	2,720
White	5,090	1,350	525
Black / African American	22,375	5,450	1,895
Asian	340	165	105
American Indian, Alaska Native	85	45	0
Pacific Islander	30	0	0
Hispanic	1,170	55	145

Table 13 - Disproportionately Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,115	5,250	0
White	4,510	790	0
Black / African American	9,775	4,015	0
Asian	460	165	0
American Indian, Alaska Native	45	75	0
Pacific Islander	0	0	0
Hispanic	1,175	185	0

Table 14 - Disproportionately Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,945	13,205	0
White	6,605	3,775	0
Black / African American	8,225	8,415	0
Asian	490	305	0
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	430	665	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,915	10,820	0
White	3,390	4,615	0
Black / African American	1,905	5,215	0
Asian	300	195	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	240	550	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

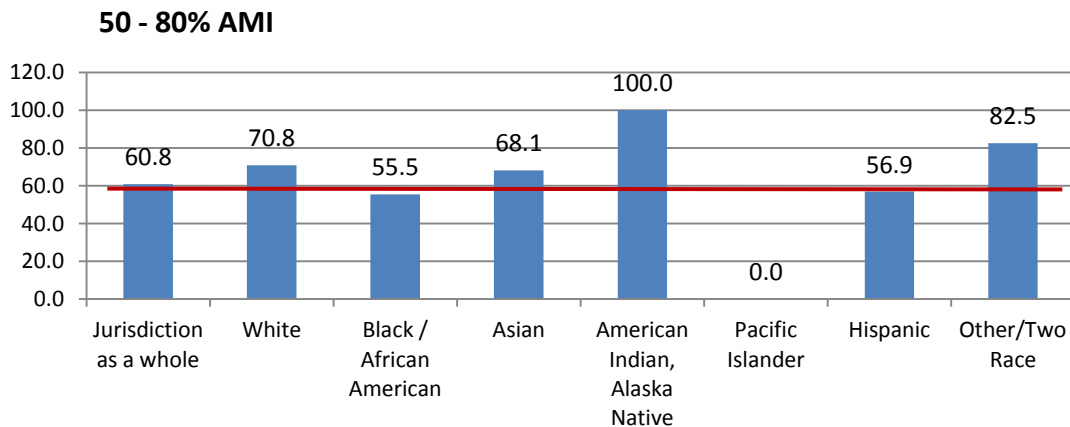
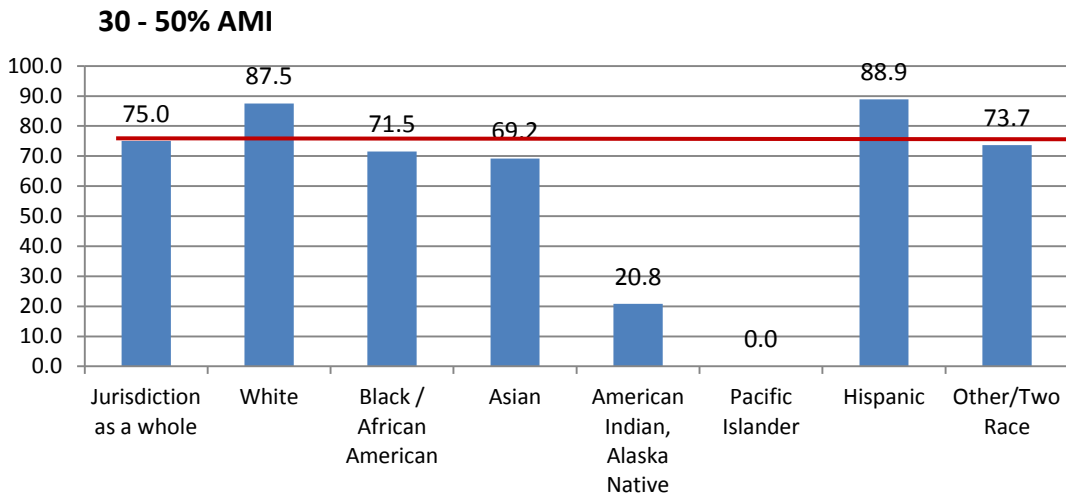
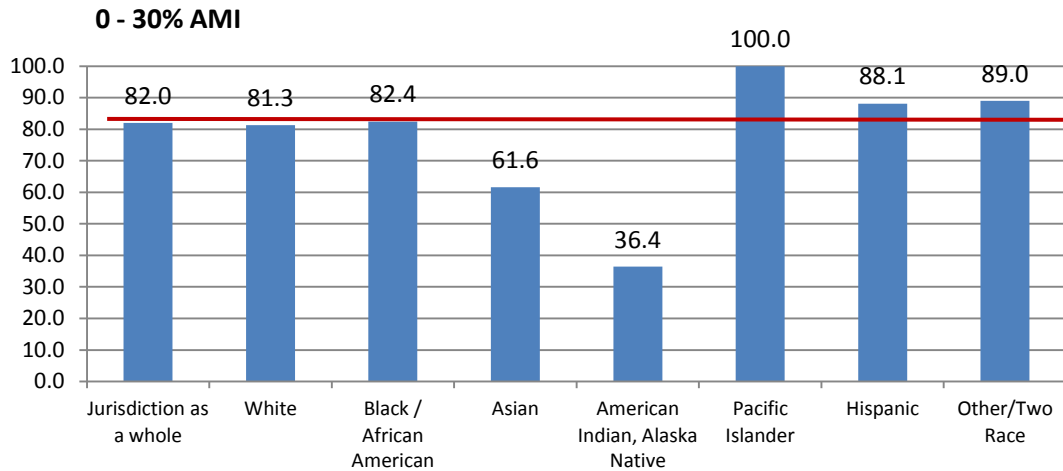
Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

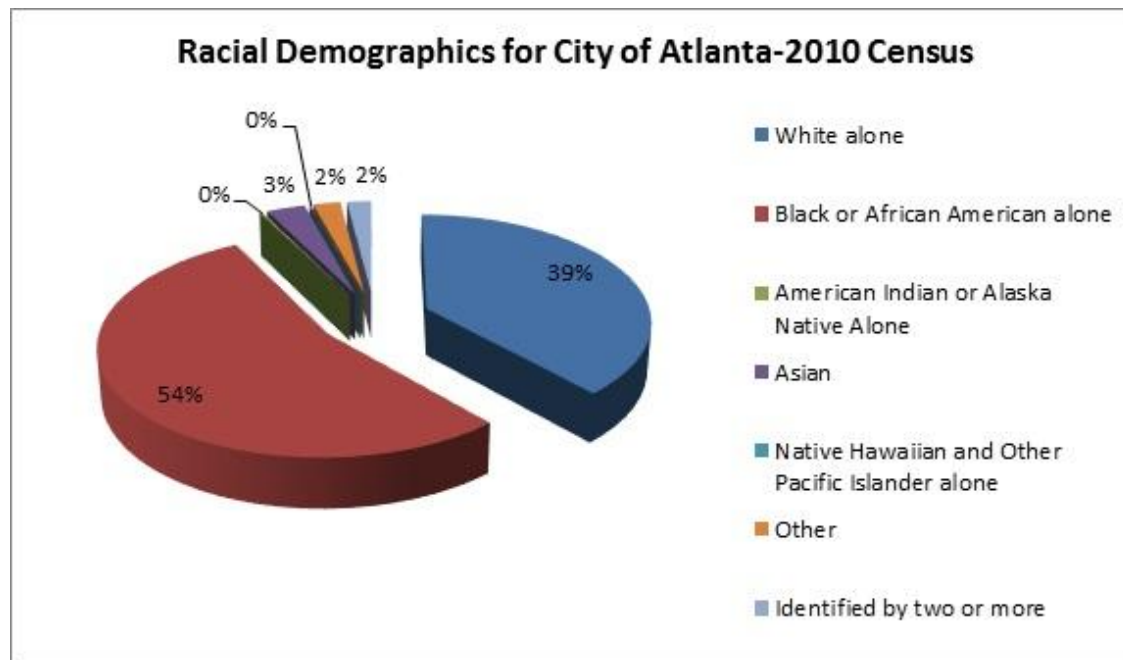
According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. Figure NA-15-1 displays the percentage of households by race and ethnicity that experienced one or more housing problems during the 5-year period from 2006-2010. As the top panel shows, overall about 8 out of 10 households with income less than 30% of the Areawide Median Income reported one or more housing problems.

Figure NA-15-1: Disproportionally Greater Need--Housing Problems by Income Group.



The incidence of housing problems among White and Black very low income households was about the same and Hispanic households had a slightly higher incidence of housing problems

than the overall jurisdiction-wide rate (88% versus 82%). Pacific Islanders were the only racial or ethnic group among very low income households that had a disproportionately greater need (100%) compared to the jurisdiction as a whole, though the number of households in this group was very small (n=30) compared to the Citywide totals (n=29,270) that include all racial and ethnic groups.



For low income households (30-50% of AMI), Whites (87.5%) and Hispanics (88.9%) showed a disproportionately greater housing need based on the number of housing problems than the jurisdiction as a whole (75%). The incidence of housing problems among Black households was 71.5%, and was 69.2% for Asian households in this income category.

For moderate income households (50-80% AMI), Whites (70.8%), American Indian and Alaska Native (100%), and other or two race households (82.5%) were the only racial or ethnic groups that reported a disproportionately greater housing need, though the number of households affected for the latter two groups was quite small. The tables above reflect the proportionality of housing problems among all racial groups.

Atlanta is a “minority-majority” city with African Americans representing over half of the city’s residents. A statistical issue arises from the sheer number of African Americans affected by housing problems at all income brackets that should not be overlooked. In some instances above, the African American population experiencing a housing problem is double that of the next highest racial group. This skews the incidence of housing problems among all racial and ethnic groups as the prevalence of housing problems in the African American group is so high. Therefore, disproportionate need should be considered, but the focus should remain on the raw housing problem data.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)
Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,295	12,100	2,720
White	4,560	1,875	525
Black / African American	18,130	9,695	1,895
Asian	320	180	105
American Indian, Alaska Native	75	55	0
Pacific Islander	0	30	0
Hispanic	1,025	200	145

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,005	13,355	0
White	2,730	2,570	0
Black / African American	4,455	9,330	0
Asian	230	395	0
American Indian, Alaska Native	0	120	0
Pacific Islander	0	0	0
Hispanic	505	855	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,225	23,930	0
White	2,610	7,775	0
Black / African American	2,139	14,500	0
Asian	265	525	0
American Indian, Alaska Native	0	30	0
Pacific Islander	0	0	0
Hispanic	195	895	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,495	15,240	0
White	910	7,095	0
Black / African American	330	6,790	0
Asian	110	390	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	125	665	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion:

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. Severe housing problems include overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms, and households with cost burdens of more than 50% of household income.

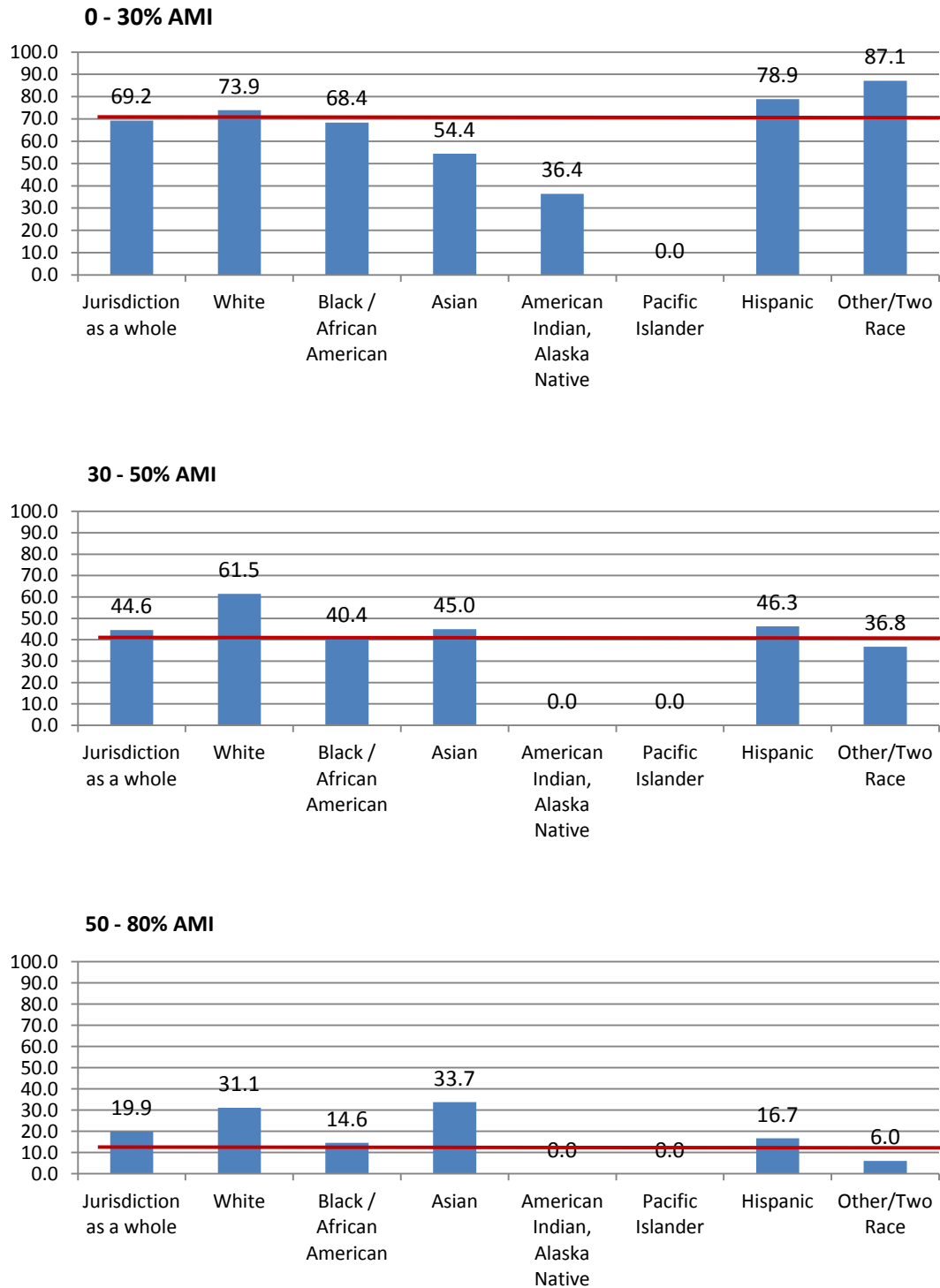
Figure NA-20-1 displays the percentage of households by race and ethnicity that experienced one or both severe housing problems during the five-year period 2006-2010. As the top panel of Figure NA-20-1 shows, 7 out of 10 very low income households (less than 30% of AMI) experienced severe housing problems. The only racial or income group that could be considered to have a disproportionately greater need at this income level were households of Other or Two races where 87% reported severe housing problems.

For low income households (30-50% of AMI), the overall rate of severe housing problems for this income group was 45 percent. Whites were the only racial or ethnic group in this income category that demonstrated a disproportionately greater need based on severe housing problems (51.5%).

For moderate income households (50-80% of AMI), the overall rate of severe housing problems for this income group was 20 percent. Whites (31.1%) and Asians (33.7%) were the only two racial or ethnic groups that showed a disproportionately greater need based on severe housing problems.

Atlanta is a “minority-majority” city with African Americans representing over half of the city’s residents. A statistical issue arises from the sheer number of African Americans affected by housing problems at all income brackets that should not be overlooked. In some instances above, the African American population experiencing a housing problem is double that of the next highest racial group. This skews the incidence of housing problems among all racial and ethnic groups as the prevalence of housing problems in the African American group is so high. Therefore, disproportionate need should be considered, but the focus should remain on the raw housing problem data.

Figure NA-20-1: Disproportionally Greater Need—Severe Housing Problems by Income Group.



Source: CHAS, 2006-2010

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	118,215	40,645	38,475	2,965
White	69,345	17,365	12,670	545
Black / African American	39,835	19,850	23,210	2,070
Asian	3,490	1,160	830	105
American Indian, Alaska Native	260	130	75	0
Pacific Islander	4	30	0	0
Hispanic	3,830	1,665	1,415	195

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion:

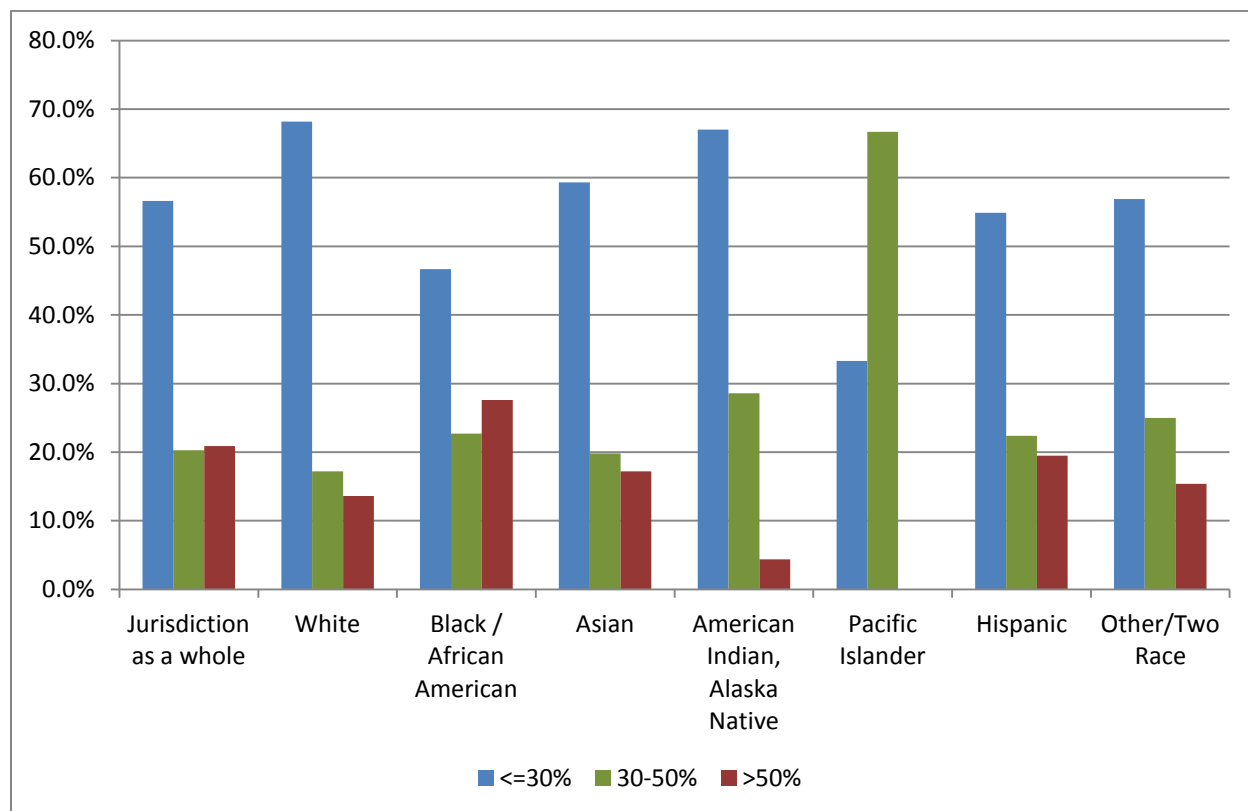
According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. HUD defines housing cost burden as households that pay more than 30% of their household income on housing-related costs. Households that pay less than 30% of their income toward housing-related costs have no cost burden, those that pay between 30 and 50% of their income toward housing-related costs are considered to be cost-burdened, and those that pay more than 50% of their income toward housing-related costs are considered to be severely cost burdened.

Figure NA-25-1 displays housing cost burden information for the City as a whole as well as each racial and ethnic group during the five-year period 2006-2010. Overall, more than half of the households (56.6%) in the City as a whole do not have a housing cost burden, 20.3% are cost-burdened, and 20.9% have a severe housing cost burden.

Among households that are cost-burdened, the only racial or ethnic group that demonstrates a disproportionately greater need are Pacific Islanders, though as the table above notes there are only 30 households in this category. Among households with a severe housing cost burden there are no racial or ethnic groups that have a disproportionately greater need.

Atlanta is a “minority-majority” city with African Americans representing over half of the City’s residents. A statistical issue arises from the sheer number of African Americans affected by housing problems, at all income brackets, that should not be overlooked. In some instances above, the African American population experiencing a housing problem is double that of the next highest racial group. This skews the incidence of housing problems among all racial and ethnic groups as the prevalence of housing problems in the African American group is so high. Therefore, disproportionate need should be considered, but the focus should remain on the raw housing problem data.

Figure NA-25-1: Housing Costs as a Percentage of Income by Race and Ethnicity



Source: CHAS, 2006-2010

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As noted in §NA-15, the incidence of housing problems among White and Black very low income households (less than 30% of AMI) was about the same ; Hispanic households had a slightly higher incidence of housing problems than the overall jurisdiction-wide rate (88% versus 82%). Pacific Islanders were the only racial or ethnic group among very low income households that had a disproportionately greater need (100%) compared to the jurisdiction as a whole, though the number of households in this group was very small compared to the Citywide totals (30 households out of 29,270). Because of Atlanta’s large African American population, the actual number of Black households experiencing housing problems is very high and reflects the true nature of the problem as experienced by many of the City’s residents.

For low income households (30-50% of AMI), Whites (87.5%) and Hispanics (88.9%) showed a disproportionately greater housing need based on the number of housing problems than the jurisdiction as a whole (75%). The incidence of housing problems among Black households was 71.5%, and was 69.2% for Asian households in this income category.

For moderate income households (50-80% AMI), Whites (70.8%), American Indian and Alaska Native (100%), and Other or Two Race households (82.5%) were the only racial or ethnic groups that reported a disproportionately greater housing need, though the number of households affected for the latter two groups was quite small.

The discussion in §NA-20 pointed out the only racial group among very low income households (less than 30% of AMI) that could be considered to have a disproportionately greater need relating to severe housing problems at this income level were Other households or Two Race households, where 87% reported severe housing problems.

For low income households (30-50% of AMI), the overall rate of severe housing problems for this income group was 45%. Whites were the only racial or ethnic group in this income category that demonstrated a disproportionally greater need based on severe housing problems (61.5%). For moderate income households (50-80% of AMI), the overall rate of severe housing problems for this income group was 20%. Whites (31.1%) and Asians (33.7%) were the only two racial or ethnic groups that showed a disproportionally greater need based on severe housing problems.

If they have needs not identified above, what are those needs? Needs identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The discussion in sections NA-05 and MA-50 point out the concentration of racial and ethnic groups in Atlanta, with many of these concentrations overlapping with the concentration of low and moderate income households.

As shown in Map MA-50-1, the areas of the city that are predominantly Black and predominantly low- or moderate-income generally run along a diagonal from northwest Atlanta (NPU G and J) to southeast Atlanta (NPU Z). All of the area within NPUs G, J, L, and Z are both predominantly Black and predominantly low and moderate income.

Atlanta does not have a very large Asian (3%) or Hispanic population (5%). Map MA-50-2 shows the spatial distribution of Atlanta's Hispanic/Latino population with an overlay of low and moderate income block groups (the Community Development Impact Area or CDIAs). The largest area of concentration is in Neighborhood Planning Unit or NPU D (Bolton Road area), where 53% of the population is Hispanic or Latino and the area is also low and moderate income. Other low and moderate income areas with relatively high concentrations of Hispanics and Latinos are found in NPUs H (17%), NPUs W (19%) and Y (21%), and NPU F (22%).

Map MA-50-3 shows the distribution of Atlanta's Asian population with an overlay of low and moderate income block groups (CDIAs). The largest concentration of Asians is in NPU E, though this is the area that includes the Georgia Institute of Technology and it is likely that the vast majority of these households are students.

NA-35 Public Housing – 91.205(b)

Introduction

Data sources: The Atlanta Housing Authority (AHA) Voucher Management System as of June 30, 2013 provided information on disabled residents. AHA provided data on families requesting accessible units

The Housing Authority of the City of Atlanta, Georgia (“AHA”) is the largest affordable housing provider in the City of Atlanta. AHA provides and facilitates quality affordable housing for 21,174 households through five major vehicles: 1) development of mixed-use, mixed-income communities on AHA-owned land; 2) mixed-income communities created through the strategic deployment of Project Based Rental Assistance; 3) Housing Choice Voucher Program; 4) AHA-Owned Communities (1,942 public housing units in 11 senior high-rises and 2 small family communities); and 5) Supportive Housing program.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers in use	0	0	4,413	13,128	4,120	7,167	23	300	225

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: AHA Voucher Management System, June 2013

Characteristics of Residents

	Program Type							
	Certifi- cate	Mod- Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,166	12,971	11,881	13,365	0	0
Average length of stay	0	0	5	5	1	6	0	0
Average Household size	0	0	1	2	1	2	0	0
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	0	1,507	2,997	2,076	915	0	0
# of Disabled Families	0	0	1,020	2,242	530	1,707	0	0
# of Families requesting accessibility features (for AHA-owned properties only)	0	0	50	-	-	-	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	383	250	214	36	0	0	0
Black/African American	0	0	3,437	10,594	3,390	7,121	0	0	0
Asian	0	0	107	14	13	1	0	0	0
American Indian/Alaska Native	0	0	5	5	0	5	0	0	0
Pacific Islander	0	0	6	1	1	0	0	0	0
Other	0	0	52	106	102	4	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	71	60	31	29	0	0	0
Not Hispanic	0	0	3,867	10,804	3,587	7,134	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment

Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

AHA owns 13 public housing residential communities. Each community maintains its own waiting lists and transfer list. When interested persons with mobility impairments request an accessible unit at one of the AHA-owned communities, they are added to a waiting list (for applicants) or transfer list (for current residents) for the accessible units at their chosen communities. They are also added to a centralized database which is used to notify them of available accessible units at other properties to provide more options from which to choose.

Disabled residents of AHA-owned public housing communities and disabled participants in AHA's Housing Choice Voucher Program have requested various reasonable accommodations of disabilities, including but not limited to accessibility features in units, modifications to units, approval of live-in aides and approval of assistance animals.

AHA provides significant assistance to disabled residents in AHA-owned public housing communities and disabled participants in AHA's Housing Choice Voucher Program, including but not limited to:

- Notifications to participants of their disability-related rights
- Reasonable accommodations
- Assistance with reasonable modifications
- Accessible UFAS units
- Search assistance, including access to information about accessible units
- Vouchers allowing for additional bedrooms for medical equipment and live-in aides
- Audio-visual aids
- Sign language interpreters
- Fully accessible corporate office

Most immediate needs of residents of Public Housing and Housing Choice voucher holders?

AHA-assisted families and individuals living in public housing in AHA-owned communities and using vouchers in the Housing Choice Voucher Program require assistance with jobs and vocational counseling, technical training and other education programs, GED and adult literacy programs, access to quality affordable childcare and early childhood education, public transportation near jobs, affordable afterschool programs, mental health and trauma support, and activities of daily living. AHA may facilitate connections to service providers that can assist with many of the needs listed.

How do these needs compare to the housing needs of the population at large

AHA believes that these needs are comparable to other low-income families in Atlanta.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The homeless population in the Atlanta/DeKalb/Fulton tri-jurisdictional area, a total of 6664 persons, is concentrated within the City of Atlanta. With 5,571 homeless persons, Atlanta has 84% of the area's homeless. This concentration is due in part to the concentration of temporary housing, particularly shelters, within the City. Over 9 out of every 10 shelter beds in the tri-jurisdictional area are located in Atlanta, as are 2/3 of the transitional housing beds. 85% of the tri-jurisdictional's unsheltered homeless are found within the City, and over ¼ of these persons are found in the downtown business district.

Atlanta's homeless population is comprised largely of single adult males; the typical homeless person in Atlanta is an African-American male between the ages of 45 and 64, who has never been married. 10% of Atlanta's homeless are persons in families with children, typically in a family headed by a single mother with 1-2 children under 5 years of age. The 2013 survey found that roughly 18% of Atlanta's homeless are veterans* (compared to 10% of the US population who are veterans), typically with four years of service in the Army. Almost a third of the homeless veterans served in a war zone, with as many serving in Vietnam as in the Gulf Wars.

Unsheltered unaccompanied teens are very difficult to find during census counts, and the 2013 street count did not identify any unsheltered homeless under the age of 18. The 2014 street count did find 17 persons under the age of 18, or 1.2% of the total unsheltered population. Also, client reporting from street outreach programs funded under the City's ESG program identified 40 unsheltered homeless persons under the age of 18 during calendar year 2012. Better data on homeless youth, and better outreach and services for homeless teens, repeatedly have been identified as local needs by service providers and youth advocates.

Compared to other major urban centers, Atlanta's homeless population has a much higher proportion of single individuals, at 89.5% versus an average of 68.3% for the nation's 20 largest Continuum of Care* (CoC) urban areas. The incidence of chronic homelessness in Atlanta is slightly above the level for these 20 areas, at 26% compared to 23%, and its incidence of mental illness is slightly lower, at 18% compared to 21%. Atlanta has much higher levels of chronic substance abuse (40% versus 25%), homeless veterans (18% versus 9%), and homeless persons with HIV/AIDS (8% versus 1%).

In the 2013 homeless survey, 37% of the respondents cited alcohol or drug addiction as primary cause of their homelessness. Family issues (divorce, death of a family member, violence in the home) were reported by 44% and physical/mental health issues were reported by 40%. Nearly two-thirds of the respondents indicated that they experienced one or more disabilities on a

** The 2014 count showed a lower incidence of veterans in the homeless population, at 12% or approaching the national average. This change could be due to the greatly increased use of housing vouchers for homeless veterans during the latter part of 2013, and a resultant drop in the incidence of homelessness as veterans moved to permanent housing.*

daily basis; the problems they reported included substance abuse, debilitating depression, bipolar disorder, post-traumatic stress disorder, schizophrenia, physical disability including HIV/AIDS, asthma, arthritis, and high blood pressure. 35% had been prescribed medication for mental illness, but only a third of this group were currently taking their medication. Among homeless veterans, based on AHAR data 46% are disabled.

Table 26 - Homeless Needs Assessment

Population	Estimate # of persons experiencing homelessness on a given night: Unsheltered/Sheltered		Estimate # experiencing homelessness each year	Estimate # becoming homeless each year	Estimate # exiting homelessness each year	Estimate # of days persons experience homelessness
Persons in Households w/ Adult(s) and Child(ren)	39	536	1265			
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	1734	3262	16,233			
Chronically Homeless Individuals	796	582				
Chronically Homeless Families	6	47				
Veterans	328	655				
Unaccompanied Youth	173	266				
Persons with HIV*	135	472				

Data Source: The 2013 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census and Homeless Survey Pathways Community Network, Inc. www.pcni.org

** Data Source for incidence of HIV: Fulton County, Ryan White Program, FY14 Project Narrative Atlanta EMA*

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

The 2013 count was the 2nd-lowest since the homeless census was initiated in Atlanta. The highest count occurred in 2009; from then until 2013, the point-in-time count of homeless persons has dropped by 9%. However, the annualized count (the estimated number of persons homeless over the course of a year) increased from the previous census. It was estimated that approximately 1,265 persons in families and 16,233 individuals would be homeless in 2013.

On average, families are homeless for shorter periods than individuals: 4-6 months for families versus 10-12 months for individuals. While most homeless persons, individuals or in families, are homeless for less than a year, a significant proportion of the homeless have been homeless for extended periods. The length of homelessness in Atlanta has been increasing over time. 1/3 of the homeless in Atlanta have been homeless for 2 years or longer.

The rate of chronic homelessness in Atlanta has increased over time, and by 2013 more than ¼ of homeless individuals on the streets or in shelters were estimated to be chronically homeless. For homeless families the rate of chronic homelessness was estimated at 20%.

Based on AHAR data, homeless veterans may be less stably housed than the general homeless population. Over 80% of the homeless veterans in HMIS-member housing programs were previously living in another temporary housing setting or were unsheltered. Less than 8% had spent a year or more in their previous housing. In their current housing programs, length of stay was typically short, less than 30 days for those in shelter and less than 3 months for those in transitional housing.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with children: The 2013 PIT showed 536 persons in 175 families staying in emergency shelter or transitional housing, and 39 persons in 12 families in unsheltered locations. From the 2011 PIT count (also conducted by PCNI) to the 2013 count, there was an apparent 17% decrease in the number of persons in homeless families. However, this drop is misleading. Over that same time span, Atlanta lost 24% of its beds in programs serving families with children, or a decrease of 223 beds.

Neighboring DeKalb County saw little change from 2011 to 2013 in the number of persons in homeless families. Fulton County saw only a small increase. Homeless families that formerly were housed in Atlanta programs may be seeking temporary housing options in outlying counties. The 2014 count showed the number of homeless families in Atlanta as basically unchanged from the 2013 count, with a small increase of only 19 persons.

Roughly 93% of Atlanta's homeless families in 2013 were headed by an adult female mother or guardian, 1% by an adult male, and 6% by two parents. Average family size was 3 persons, usually a mother and preschool children. Families tend to remain homeless for 4-6 months, but when the parent has a disabling condition the period of homelessness can extend over a much longer time. With chronic homelessness estimated at 20% for Atlanta's homeless families, and an annualized estimate of 2,750 persons in homeless families, roughly 450-550 homeless families each year will need permanent supportive housing and 2,200-2,300 will need very low cost housing options and new sources of sustainable income through employment, cash and non-cash mainstream benefits, or both.

Veteran Families: Limited information is available on homeless families that include a veteran. The 2014 count found only 3 veteran families, of which 2 were female-headed and 1 male-headed. The low number may be due in part to the availability of vouchers for veterans with families, especially in DeKalb County. Veteran homelessness in Atlanta is a problem affecting single adults more than families.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White		
Black/African-American		
Asian		
American Indian or Alaska Native		
Pacific Islander		
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic		
Non-Hispanic		

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Race: The 2014 *sheltered* count reported the racial breakout as 88.4% black, 10.2% White, and 1.4% other multi-racial. Reporting from ESG-funded shelter and service providers showed the racial breakout as 88.1% black, 6.9% White, 0.2% Asian, 0.1% American Indian/Alaskan, 0.1% Pacific Islander, and 3.6% other multi-racial.

The 2014 *unsheltered* count reported 86.3% black, 7.7% White, 0.9% Asian, and 5% multi-racial. AHAR data, used for veteran estimates, is based on homeless persons enrolled in HMIS-member housing programs and does not cover non-housed homeless persons or those housed in non-member programs. AHAR data showed homeless veterans as 13.3% White, 84.3% black, 0.1% Asian, 0.3% American Indian, and 1.9% multi-racial.

Ethnicity: The 2014 *sheltered* count reported 98.7% non-Hispanic and 1.3% Hispanic. ESG client reporting from providers showed 96.7% non-Hispanic and 3.3% Hispanic.

The 2014 *unsheltered* count showed 98.8% non-Hispanic and 1.2% Hispanic. ESG reports from street outreach providers showed 99% non-Hispanic and 1% Hispanic.

AHAR data showed homeless veterans as 98.6% non-Hispanic and 1.4% Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Atlanta's homeless population has fluctuated from a low of 4,917 persons in 2003 to a high of 6,131 persons in 2009. The 2013 homeless count was 5,571. The unsheltered count in 2013 was at its lowest level over this 11-year period, at 1,773 or 32% of the total count, but the emergency shelter population was at its highest, at 2,559 or 46% of the count. The supply of transitional housing beds dropped steeply in 2011 and again in 2013, and this drop is reflected in the decreased level of persons in transitional housing, at 1,239 or 22% of the total count.

The drop in the unsheltered count from 2011 to 2011 may be attributable to several factors. The bad weather on the 2013 count night could have driven some persons who usually slept outside, into shelters, and the increased availability of shelter beds meant that more persons were able to make this choice. More significantly, the City at time of the 2013 count was halfway through a targeted 2-year effort to reduce street homelessness by moving unsheltered homeless persons to permanent housing, under an initiative called Unsheltered No More. By the end of 2013 this initiative, funded under a grant from the Bloomberg Foundation, had

housed 1,022 persons. The majority of these, 74%, were veterans and veteran families, largely chronic homeless; 23% were chronically homeless non-veterans and 3% were individuals and families made homeless by economic issues. A notable part of the drop in the unsheltered count is believed to be due to the housing placements made possible through the Unsheltered No More Initiative. (For information, see http://issuu.com/idthat/docs/atlanta_idt_impact_report_-_reducin)

Discussion:

The City used several primary sources for this needs assessment:

2013 Metro Atlanta Tri-Jurisdictional Homeless Census Report and Homeless Survey Report (see www.pcni.org): The City of Atlanta has participated since 2003 in a collaborative bi-annual and DeKalb County, or the tri-jurisdictional area. This collaborative effort provided the data for the Point-In-Time (PIT) count and Housing Inventory Chart (HIC). These counts are required for local and state governments receiving homeless assistance funding from HUD; the 2013 effort was the 6th count done for the tri-jurisdictional area. The counts from this project, including the PIT and HIC, were broken out separately for the City of Atlanta, the balance of Fulton County, and the balance of DeKalb County. The survey findings presented here are not broken out by jurisdiction but instead cover the tri-jurisdictional area. Numbers for persons homeless on a given night and over the course of a year were derived from the January 18, 2013 homeless census and the homeless survey conducted in February-April 2013. The survey also provided additional information on the characteristics and needs of the homeless.

Supplemental data on race, ethnicity, and age:

- Beneficiary reporting from providers funded under the Emergency Shelter/Solutions Grant (ESG) program provided supplemental information on race, ethnicity, and unsheltered youth.
- The Veterans Administration funded an “off-cycle” 2014 sheltered and unsheltered count. Due to an inadvertent undercount of unsheltered homeless persons in hot-spot areas, the data from this count are believed to under-represent the unsheltered population. Therefore the 2013 census and HMIS data were used as the primary sources for table 26. However, the 2014 count provided estimates not available from the 2013 census of the nature and extent of homelessness by racial and ethnic group, and data on unsheltered youth

Homeless Management Information System (HMIS): Information on homeless veterans came from the HMIS Annual Homelessness Assessment Report (AHAR) for 10/2012-9/2013.

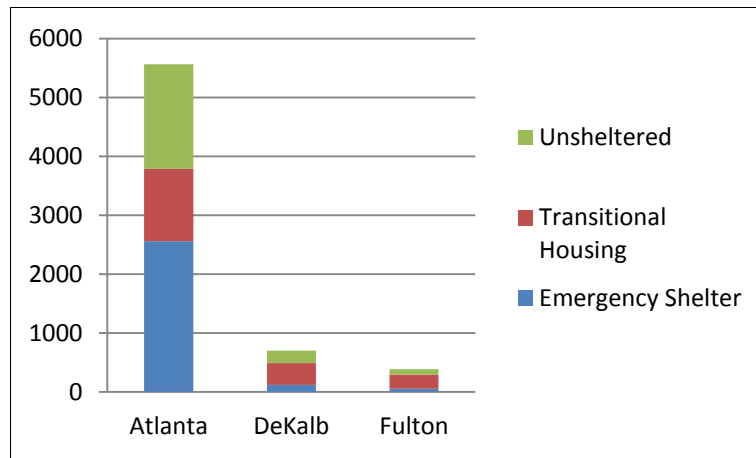
Homelessness in Atlanta: A Study of Homelessness in the Greater Atlanta Area, prepared by an Atlanta research consortium including Clark Atlanta University, Emory University, and the Georgia Institute of Technology, provided comparative data for the 20 largest Continuum of Care* (CoC) urban areas.

The Ryan White Program’s FY14 Project Narrative: Atlanta EMA provided information on the incidence of HIV/AIDS in Atlanta’s homeless population.

The City of Atlanta 2015-2019 Consolidated Plan “Atlanta Priorities Survey” Report (see Appendix) provided information on needs from providers and stakeholders.

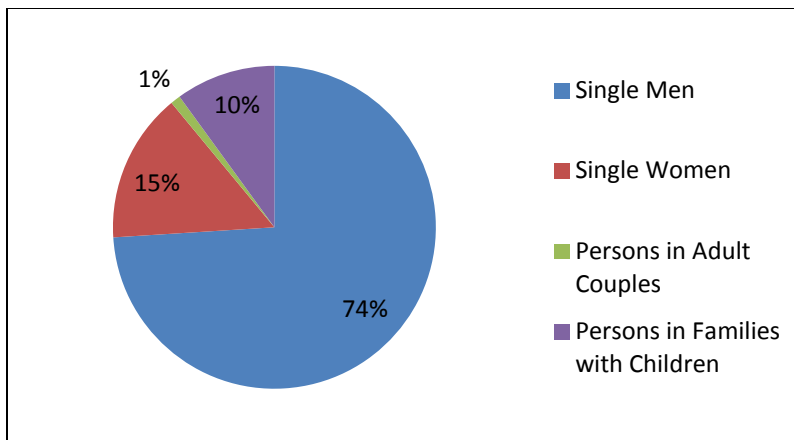
** The Continuum of Care is a term that is commonly used to refer both to a community plan to organize and deliver housing and services to meet the specific needs of homeless people, and to the entity or organization that oversees the implementation of the plan. The CoC’s objective is to move homeless person and families to stable housing and maximum self-sufficiency.*

Figure NA-40.1: 2013 Homeless Count in the Tri-Jurisdictional Area, by Jurisdiction, by Sleeping Location



Data Source: The 2013 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census
Pathways Community Network, Inc. www.pcni.org

Figure NA-40.2: 2013 Homeless Count in the City of Atlanta, by Demographic Group



Data Source: The 2013 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census and Homeless Survey
Pathways Community Network, Inc. www.pcni.org

Figure NA-40.3: Duration of Homelessness in the Tri-Jurisdictional Area

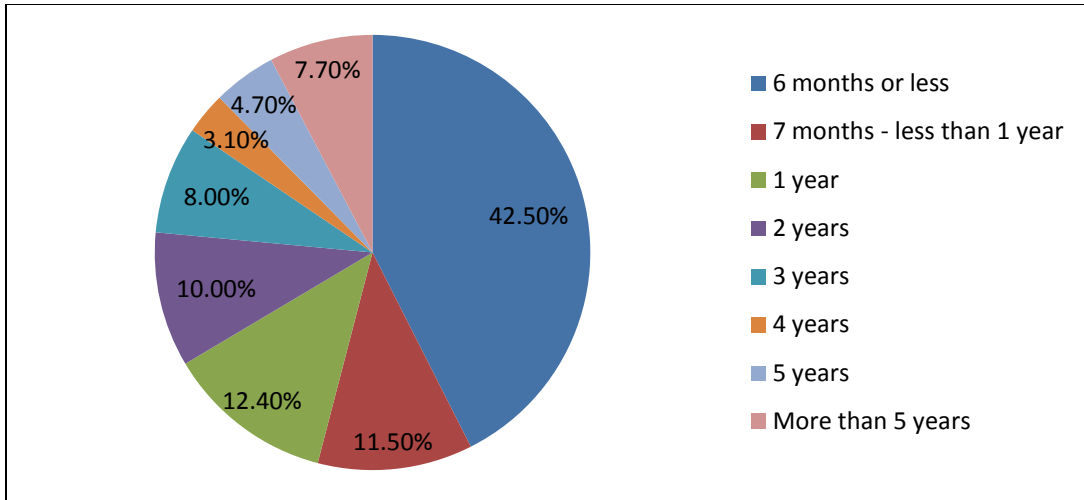
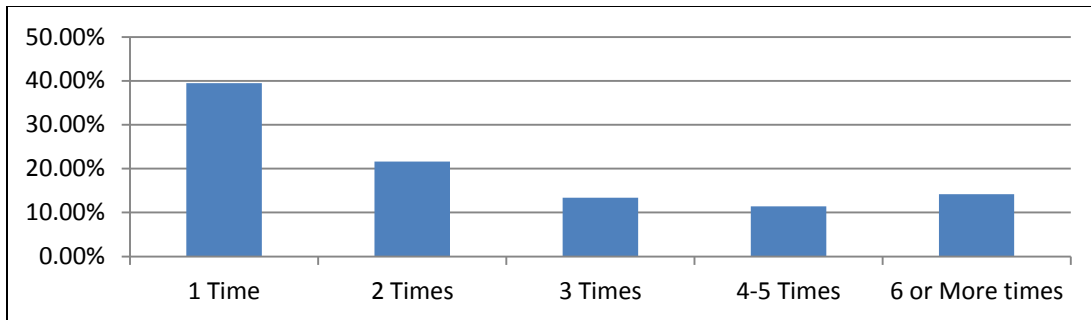
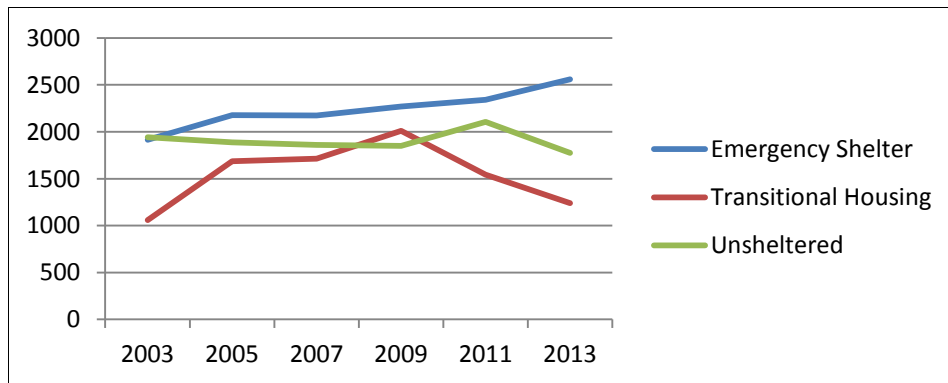


Figure NA-40.4: Number of Times Homeless in the Tri-Jurisdictional Area



*Data Source: The 2013 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census and Homeless Survey
Pathways Community Network, Inc. www.pcni.org*

Figure NA-40.3: Changes in Sleeping Location Over Time



*Data Source: The 2013 Metro Atlanta Tri-Jurisdictional Collaborative Homeless Census and Homeless Survey
Pathways Community Network, Inc. www.pcni.org*

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Sources used in this section include:

- Ryan White Program's FY14 Project Narrative: Atlanta EMA (see Appendix)
- American Community Survey (ACS) data produced by the U. S. Census Bureau
- Atlanta Priorities Survey Report (see Appendix); information on needs from providers and stakeholders
- The Future of Housing for Persons Living with HIV/AIDS, Mike Donohue, Abbie King, Zachary Smith, and Michael Tallini, Georgia University of Technology, commissioned by Living Room, Inc. (see Appendix)

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	27,429
Area incidence of AIDS	828
Rate per population	15
Number of new cases prior year (3 years of data)	2,541
Rate per population (3 years of data)	16
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	25,137
Area Prevalence (PLWH per population)	469
Number of new HIV cases reported last year	See narrative

Table 26 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	1,775
Short-term Rent, Mortgage, and Utility	3,417
Facility Based Housing (Permanent, short-term or transitional)	4,991

Table 27 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

HIV/AIDS special-needs:

According to data from the Atlanta EMA Ryan White program, there has been a marked increase in the number of new AIDS cases within the past 3 years, with 877 newly reported AIDS cases in 2010, 884 in 2011 and 1,745 in 2012. However, the jump in 2012 is largely due to increased electronic reporting of lab results in the State and EMA, an aggressive campaign to collect and enter all lab data not previously entered, a thorough review of the National Death Index, and a resultant increase in newly reported cases (not necessarily newly occurring cases). Data on the number of newly reported HIV cases for 2013 is not currently available.

Ryan White program data show that African-American persons living with HIV (PLWH) represented 61% of the total HIV population and 73% of the population in which racial/ethnic origin was provided. This latter figure is 2% higher than in 2010. Whites living with HIV have declined from 24% in 2010 to 17% in 2012. Hispanics have remained constant at 5%.

African-American persons living with AIDS (PLWA) represented 69% of cases in which racial/ethnic origin was provided, a 1% increase since 2010. The White population living with HIV has declined from 24% of cases in 2010 to 17% in 2012. The Hispanic PLWA population has remained constant at 5% of cases.

HOPWA-funded agencies that provide permanent supportive housing are reporting aging issues, such as health decline and how residents are interacting with the buildings unrelated to HIV or perhaps indirectly related to HIV. The increased effectiveness of anti-retroviral treatment has resulted in PLWHA living for far longer periods. One result of this increased longevity is an increased incidence of age-related health conditions which might be exacerbated by long term exposure to highly potent medications. While much of the HOPWA-assisted clientele is aging, HOPWA-funded transitional housing facilities are reporting much younger clients accessing their services. This is a troubling sign that HIV prevention messages are not reaching the intended audience.

Non-HIV special-needs populations:

ACS data show that roughly 27,000 or 9% of Atlanta's population aged 18-64 and 16,200 or 40% of those aged 65 and older have a disability. For the elderly, disabilities typically are the physical and mental health problems associated with aging, including decreased mobility, impaired vision and hearing, arthritis and other degenerative disorders, and dementia. Disabilities among younger age groups include sensory impairments such as blindness and deafness, paralysis or missing limbs, addictive disorders, and mental illnesses. Among both groups, a high rate of diabetes causes kidney failure, lower-limb amputations, blindness, heart disease and stroke. Compared to the national rate of 8.3% of the population with diabetes, Atlanta ranges from 9.5% in Fulton County to 10.6% in DeKalb County.

Many ex-offenders face special challenges. Atlanta's Community Court responds to what are known as quality of life crimes: prostitution, disorderly conduct, panhandling and low-level drug offenses. Persons referred to Community Court typically struggle with addictive disorders, mental illness, HIV/AIDS, and homelessness. 67% are homeless individuals and 20% are in

homeless families, 45% are chronic homeless, and 10% are elderly. Some persons have become homeless due to hoarding, and subsequent deterioration of their housing, to the point that unresolved code violations result in eviction and possibly condemnation of the unit. Over 300 Court clients each year need supportive housing.

What are the housing and supportive service needs of these populations and how are these needs determined?

HIV housing and needs:

The National AIDS Housing Coalition has estimated that in Metro Atlanta's two most populous counties, DeKalb and Fulton, the unmet need for HIV housing exceeds 8,000 households. The vast majority of people living with HIV/AIDS in metro Atlanta reside in the core 5 counties: Fulton, DeKalb, Gwinnett, Cobb and Clayton. Some estimates are that 93-95% of people living With HIV/AIDS reside in these central counties, thus the majority of HOPWA resources are centered in these counties. However, AID Atlanta will be implementing a new \$3.5-4 million Tenant Based Rental Assistance Program (TBRA), funded from the increased 2014 HOWA award. This large new TBRA program will enable HOPWA housing resources to reach the most rural counties of the 29 County Atlanta metropolitan area.

The "Future of Housing" study conducted by Georgia Tech forecast that the population of persons living with HIV/AIDS (PLWHA) needing housing assistance will double by 2019. The number of PLWHA that will require housing assistance is derived by estimating the population of PLWHA that is low income (projected at 72% based on prior analysis performed by Collaborative Solutions and incorporated in the 2009-2104 ConPlan), and then estimating that 78% of those are in need of housing assistance. The analysis also indicated that the demand for permanent housing services will increase at a faster rate than other housing services.

Non-HIV housing and needs:

In the spring 2014 survey on housing priorities for Atlanta, respondents were asked to weight the importance of 6 factors to be used by the City in considering potential housing projects. Respondents rated the provision of supportive housing for special-needs populations (frail elderly, disabled, etc.) at third-highest, with a score of 3.5 out of 5. When respondents were asked about the importance of 10 eligible housing-related activities, 74% cited tenant-based rental assistance for the disabled/homeless as an important need.

Special-needs disabled persons with motor impairments need the affordable housing that meets accessibility standards under the Americans with Disabilities Act. Some of these persons also need home health and personal-care services and prepared, delivered meals, as do frail seniors still living in their own homes. Seniors with Alzheimer's and other forms of dementia, and those whose physical impairments prevent independent living, need assisted living, nursing home care, or housing in memory-care programs. Mentally disabled persons need supportive housing with case management, medications monitoring, and other supportive services. Appropriate housing options include independent living with services on a visitation basis or at a central service office, public housing with on-site or off-site services, group homes, and other sheltered housing settings with services. For ex-offenders who are homeless, at risk of

homelessness, or at high risk of recidivism due to lack of long-term housing and employment, the Community Court program works to secure residential treatment, employment assistance, and supportive housing.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Georgia Department of Public health, Georgia was ranked sixth highest in the nation for total number of adults and adolescents living with HIV infection. As of December 31, 2012, the total number of persons living with HIV infection in Georgia was 50,436. Almost two-thirds (64%) of persons living with HIV infection in 2012 resides in the Atlanta Metropolitan Statistical Area. Among the 18 Public Health Districts of Georgia, Fulton and DeKalb had the highest numbers and rates of persons living with HIV and AIDS. Since the advent of highly active antiretroviral therapy (HAART) in the mid nineties, deaths due to AIDS declined by 53%, from 1,533 deaths in the year 1995 to 723 deaths in the year 2000 in Georgia. Deaths declined to 277 among persons with AIDS in Georgia in 2012.

78% of those diagnosed with HIV infection in Georgia during 2012 were male and 22% were female. The highest number of new HIV infections in Georgia during 2012 occurred in persons 30-39 and 40-49 years of age for both males and females. MSM (men who have sex with men) is considered the primary population of new HIV infection.

HIV has had a disproportionate impact on the African-American community in Georgia. According to Georgia's 2012 population estimates, only 30% of Georgia's population is African American, while HIV cases occur among this population at much higher rates:

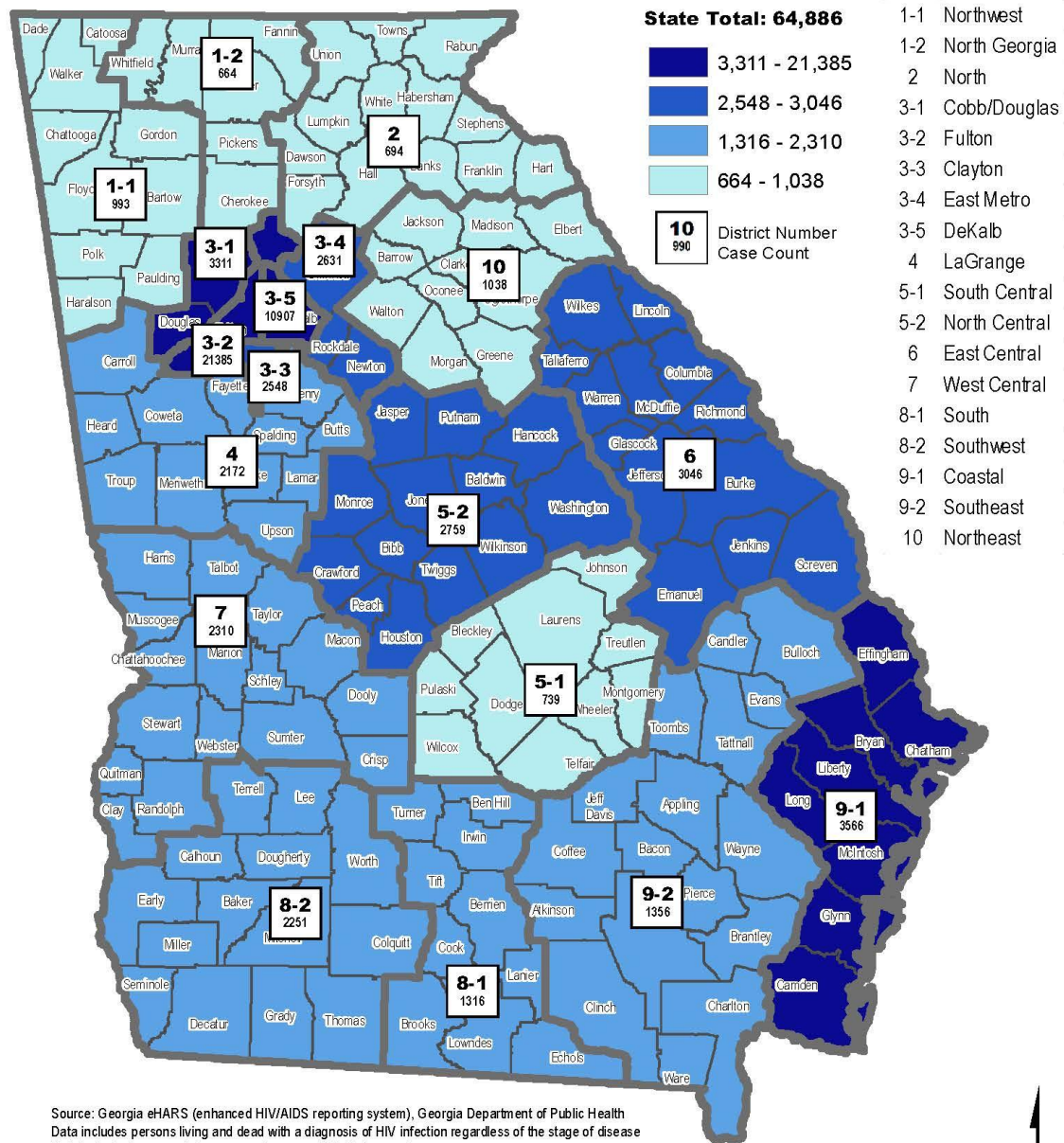
- The case rate for new HIV diagnoses in 2012 was nearly 10 times higher for African-Americans (53/100,000) than Whites (5.6/100,000)
- African Americans accounted for 64% of adults living with HIV and 75% of HIV+ women
- 55% of new the HIV cases are African American
- 70% of new AIDS diagnoses are African American
- Only 1 in 4 (26%) of young (age 13-24 years) African-American MSM (men who have sex with men) diagnosed with HIV in 2012 were virally suppressed in 2012. This usually means they are not on antiretroviral therapy (HAART)

Incarcerated persons and those who have been released are also disproportionately affected by HIV. In 2012 there were 53,807 inmates in Georgia correctional facilities, with as many as 997 individuals infected with HIV, 4 times the rate of infection in the Atlanta EMA. Ryan White data found that 230 individuals known to be infected were released into the EMA (93% male and 91% African-American). Consumer data suggest that 40% received no HIV-related services after release.

Discussion:

See "Cumulative Cases of HIV Infection" map on following page.

Cumulative cases of HIV infection by district of residence at diagnosis, Georgia, 1981 to December 31, 2012



Georgia Department of Public Health

30 0 30
Miles

Created: October, 2013
 Source: Department of Public Health
 Projection: Georgia Statewide Lambert Conformal Conic

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction's need for Public Facilities:

City Facilities: Many City-owned building are at or beyond their designed life cycle, and at least 50% of these building designs have become obsolete for their intended purpose. Substantial renovations or adaptations are needed for a number of older facilities. Buildings that are configured correctly for their current uses still have ongoing capital needs including interior and exterior painting, waterproofing, roof replacement, HVAC upgrades, electrical and plumbing upgrades to current code standards, security upgrades, sign replacement and CCTV enhancements.

ADA accessibility needs to be improved at almost all of the City's facilities. The City has signed a Consent Decree with the Department of Justice to correct noted issues, including parks facilities such as recreation centers and gymnasiums. Work is underway at many sites, but the scope of the Consent Decree and the costs of compliance mean that ADA-related work will extend for some years.

Community Facilities: Many non-profits and community-based organizations help carry out the goals of the Consolidated Plan through their program offerings. Some of these organizations own their own buildings, which may need upgrades or expansions for more effective service delivery and operational costs savings. Most of these facilities need accessibility improvements. Organizations that do not own facilities may find rental costs increasing beyond their control or ability to pay, forcing cuts in service or disruptive relocations to cheaper buildings that might be less accessible to their clients or poorly suited to their service mission.

How were these needs determined?

City Facilities: The City of Atlanta operates under the guidance of the Comprehensive Development Plan, or CDP. The current CDP is in effect for 2011 through 2015. The CDP covers community and economic development initiatives, housing, natural and cultural resources, community facilities, transportation, land-use planning, major capital improvements, and infrastructure expansions. It includes partially funded, as well as planned but unfunded, projects and programs.

The CDP incorporates the Capital Improvements Program (CIP), an annually-updated implementation plan for the construction, maintenance, and renovation of public facilities and infrastructure. The CIP shows the allocation of projected expenditures for capital projects expected over the next five years. The total cost for projects included in the 2015-2019 CIP is \$2,008,519,784. Program categories that are most relevant to the infrastructure needs of low-income neighborhoods are Parks and Recreation (43 listed projects at a cost of \$43,386,750) and Public Works including street and traffic projects (39 projects at a cost of \$167,845,743).

In many cases specific sources for project funding are not yet identified. While enterprise operations such as the water and sewer system and Hartsfield-Jackson Atlanta International Airport are self-supporting and generate their own capital funds through revenue bonding or operating revenues, general government capital improvements rely on annual bond issues and voter approved general obligation bonds, as well as general and internal service funds, and dedicated tax millage and grants as these sources become available.

CIP projects are identified by planning and engineering units within the appropriate city departments. Citizen input is provided through the Neighborhood Planning Units (NPUs), which are asked to submit projects in their NPU during the annual update process. Two public hearings are held annually, prior to the adoption of the CIP, in June and September. The current CIP is on the City Office of Planning webpage at <http://www.atlantaga.gov/index.aspx?page=391>. Projects under consideration for CDBG funding are reviewed by citizens through the NPU process, and affected NPUs provide input including funding recommendations.

Community Facilities: Needs are identified when a non-profit organization presents a funding request through the annual proposal process. The request is typically triggered when the organization has been able to develop an opportunity for capital improvements through access to matching funds or identification of a suitable, available property. The NPU review process is used for community facilities as well.

Describe the jurisdiction's need for Public Improvements:

The City of Atlanta is similar to other older urban centers, with aging infrastructure and limited funding sources to make repairs and upgrades. While 87% of residential parcels enjoy a half mile or less proximity to parks or walking trails (City of Atlanta Parks and Recreation Department, 2012), existing recreational facilities such as playgrounds and playing fields in many cases are not up to current standards or in need of replacement or repair. Many of the City's sidewalks are in need of curb ramps to comply with ADA requirements under the federal Consent Decree. In much of the City, particularly in older low-income neighborhoods, sidewalks are lacking completely. According to "Creating Linkages and Eliminating Barriers: The Strategic Community Investment Report," APD Solutions, October 2013 (<http://ditweb.atlantaga.gov/sci/sci7.pdf>), pedestrians in the city can access sidewalks for only 40% of parcel frontages.

How were these needs determined?

As is the case for the City's public facilities, the need for public improvements was determined by the CIP planning process and NPU review process explained above. The information on lack of sidewalks was derived from parcels surveys conducted by APD Solutions in 2011-2012.

Describe the jurisdiction's need for Public Services:

In Georgia, social services are the responsibility of the state and counties. The City's funding for social services is limited largely to the resources provided by the Consolidated Plan grant

programs. Accordingly, the City has determined to focus on the needs that align with the grant priorities, specifically housing stability, homeless assistance, and homelessness prevention.

For non-homeless and non-HIV+ populations, the focus is on those at risk of housing loss or premature institutionalization. The groups most at risk are those living in poverty, and the disabled and frail elderly. ACS data show that ¼ of Atlanta's population (over 100,000 persons) is below the poverty level, but the poverty rate increases to 39% among families with children. Roughly 27,000 or 9% of Atlanta's population 18-64 and 16,200 or 40% of those 65 and older have a disability.

How were these needs determined?

United Way's 2-1-1 Helpline tracks calls by county. Since Atlanta's population makes up roughly half of Fulton County's total population, 2-1-1 Helpline data from July 2012 through June 2013 for Fulton are used as indicative of service needs in Atlanta. During this time, 2-1-1 operators recorded over 29,000 Fulton calls asking for assistance with homelessness prevention, 3,500 calls requesting help with re-housing in less costly housing units, and almost 850 calls from seniors and disabled persons asking for support services such as meal delivery and personal-care aides which enable at-risk persons to remain in their homes.

Service projects under consideration for CDBG funding are reviewed by citizens through the NPU process, and affected NPUs provide input including funding recommendations.

Housing Market Analysis

MA-05 Overview

Affordable Housing

The City of Atlanta's housing stock has increased by 19% in the last 20 years, reversing a previous decline. Many of the new housing units are homeowner units; however, Atlanta still has the lowest rate of homeownership (45%) in the metropolitan region.

As of 2010, Atlanta had slightly over 37,000 housing units receiving federal subsidies that maintain affordability. However, roughly 8,000 units subsidized through the Low Income Housing Tax Credit program will lose their subsidies over the 5-year course of this plan.

The demand for new affordable housing over the next decade is estimated at 13,283 units, with 6,128 of these owner-occupied units and 7,155 rental units. The effects of the Great Recession still linger, and Atlanta had almost 19,000 foreclosures last year, or over 10% of its total inventory. Opportunities for the development of new affordable housing are evident in the Atlanta BeltLine project, in Atlanta's Transit Oriented Development strategy, and through the Urban Enterprise Zone program. Challenges to housing affordability include the higher costs of living in Atlanta, high development costs that lead developers to construct luxury housing rather than affordable units, and the limited subsidy funding currently available.

Housing for Homeless Persons and for Persons Living With HIV/AIDS (PLWHA)

Atlanta has over 3,000 temporary housing beds, in shelters and transitional housing programs, available to single individuals and homeless families. Nearly 1,800 existing permanent supportive housing beds serve formerly homeless and at-risk persons who have disabilities, and another 250-350 beds are under development.

In the 29-county metropolitan area served by the HOPWA program, roughly 800 beds of permanent housing for PLWHA are funded, and another roughly 550 beds of temporary housing are available. Short-term rent, mortgage and/or utility assistance is available annually for about 675 PLWHA who are at risk of homelessness or need assistance to move into permanent housing.

Economic Development

More than 50% of job growth is expected to be in occupations requiring at least a bachelor's degree. African American and Hispanic adults in Atlanta are disadvantaged by much lower levels of education, with only 27% of African American adults aged 25 or older, and 16% of Hispanics, having a bachelor's degree or higher. Job creation and work preparedness efforts need to consider educational challenges. A strength of Atlanta's workforce is its supply of software developers.

Strengths and opportunities in the Atlanta economy include redevelopment of Turner Field, Underground Atlanta, the Atlanta Civic Center, and Fort McPherson; and the Atlanta Beltline project.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Over the past twenty years the total number of housing units in the City of Atlanta has increased by 19%, rising from 155,752 in 1990 to 185,142 in 2010. Though this percentage increase still dwarfs the rate of growth experienced by the 10-county Atlanta metropolitan area during this same period (62%), it does represent a substantial change from housing trends reported in the period 1970-1990 during which the number of housing units actually declined by about 4%.

Further, the gap in growth rates between the City and the metropolitan region has also considerably narrowed over the past two decades. During the 1970s and 1980s the differential in the percentage change in the number of total housing units between the 10-county Atlanta metropolitan area and the City of Atlanta was more than 40 percentage points. During the 1990s that differential declined to 26 percentage points and over the last decade narrowed further to 11 percentage points (10% increase in the City of Atlanta versus 21% for the Atlanta metro area).

As Table MA-10-1 shows, the City of Atlanta actually experienced a higher percentage increase in owner-occupied housing between 2000 and 2010 (13.2%) than was the case for other areas near the metropolitan core (Clayton County, 3.8%; Cobb County, 12.2%, DeKalb County, 6.0%; Fulton County—including the City of Atlanta—reported an increase of 21%). Several factors appear to be driving these changes, most notably the desire among young adult households and empty nesters for residence in areas near the region's core which offer a greater variety for the diversity of activities, as well as decisions by other households to move closer to employment, retail, and entertainment options to avoid the traffic congestion for which the Atlanta metropolitan region has become notorious.

Table MA-10-1 also shows that the tenure composition of the Atlanta housing stock is distinctive compared with the Atlanta region's 10-county area. The City's home ownership rate in 2010, (44.9%) is the lowest in the region, followed by Fulton County (53.7%, 62.3% without the City of Atlanta), DeKalb County (56.9%), and Clayton County (57.1%).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	92,315	41%
1-unit, attached structure	11,022	5%
2-4 units	17,614	8%
5-19 units	44,471	20%
20 or more units	58,113	26%
Mobile Home, boat, RV, van, etc	1,373	1%
Total	224,908	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	601	1%	5,055	5%
1 bedroom	7,304	9%	32,155	35%
2 bedrooms	24,083	28%	35,957	39%
3 or more bedrooms	53,447	63%	19,845	21%
Total	85,435	101%	93,012	100%

Table 29 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Table MA-10-2 reports the distribution of the 277 subsidized housing properties in the City of Atlanta that are currently receiving one or more federal subsidies. Overall, these properties account for 37,003 housing units. Note, however, that because many properties have more than one subsidy attached to them it is not possible to calculate the total number of assisted units without some degree of double-counting assisted units. More than half (60%) of the assisted properties in Atlanta receive at least one subsidy through the Low Income Housing Tax Credit program, followed by HUD Insurance Programs (25%), HUD Project-Based Rental Assistance (21%), and Public Housing (17%). Less than ten properties each received assistance through Section 202 Direct Loans or HOME Rental Assistance.

Nearly half (44%) of the multifamily properties receiving housing subsidies through HUD Project-Based Rental Assistance will see their subsidies expire within the next 3 years (2014-2016). The number of housing units receiving HUD Project-Based Rental Assistance in these properties is 2,812. Another 1,989 to 2,392 housing units will lose their LIHTC housing subsidies within the next 3 years and 5,122 to 5,870 housing units will lose their LIHTC subsidies between 2017 and 2019.

Map NA-10-2 shows the geographic distribution of the 277 multifamily properties included in the National Housing Preservation Database. Each property is represented by a dot on the map and the size of the dot is scaled to the total number of units in the property. The total number of units in the subsidized properties ranges from 2 to 457, with an average of 138 units and a median of 137 units. Overall, properties of 100 units or more represent 69 percent of the subsidized properties and 90 percent of the total units located in subsidized properties. The map shows that subsidized properties are generally located throughout the City, with the largest concentration located in neighborhoods inside the Atlanta Beltline.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The analysis of properties with housing subsidies is based on data available through the National Housing Preservation Database, created and maintained by the Public and Affordable Housing Research Corporation (PAHRC) and the National Low Income Housing Coalition (NLIHC). The database includes detailed information on properties receiving federal housing assistance and on each of the subsidies that are attached to the property. The 277 properties included in the database located within the corporate limits of the City of Atlanta were assisted by one or more of the following six federal housing subsidy programs:

- HUD Project-Based Rental Assistance, including Section 8 New Construction and Substantial Rehabilitation, the Rent Supplement Program, Rental Assistance Payments, and Project Rental Assistance Contracts (Sections 202 and 811);
- Section 202 Direct Loans that provide direct loans or capital advances from the federal government for housing for low income seniors;
- HUD Insurance Programs provided through the Federal Housing Administration that provide mortgage subsidies to private owners of multifamily housing who agree to low income use restrictions regarding occupancy and contract rents;
- Low Income Housing Tax Credits that support the construction, rehabilitation, and preservation of affordable housing for lower income households;
- HOME Rental Assistance that provide block grants to state and local governments to provide affordable housing for low and moderate income families;
- Public Housing, established in 1937, which is the federal government's oldest subsidized rental housing program.

The Affordable Housing Baseline Conditions study noted that Atlanta loses 0.8% of its housing inventory each year to demolition. Only 9% of affordable subsidized units were expected to have their subsidies expire during 2012-2017. Atlanta had 18,994 foreclosures in the past year (*Michael Kanell, "Atlanta Leads Nation in Foreclosures," Atlanta Journal-Constitution, 7/8/2014*).

Does the availability of housing units meet the needs of the population?

As the findings of the Needs Assessment depict, the demand for affordable housing is apparent. Availability was not the only factor used in considering need. Location is a critical factor that Atlanta seeks to address through its Transit Oriented Development Strategy. The Atlanta Beltline promises to be one of the most transformative infrastructure projects in the City's history. As part of the multi-year effort, a study was commissioned to assess the supply and demand of affordable housing around the Beltline.

The Affordable Housing Baseline Conditions study estimates a demand for 13,283 units of affordable housing over the next decade, with demand for 6,128 units of owner-occupied housing and 7,155 units of renter housing. This demand stems from new affordable households moving into the area as well as existing households seeking less costly housing options.

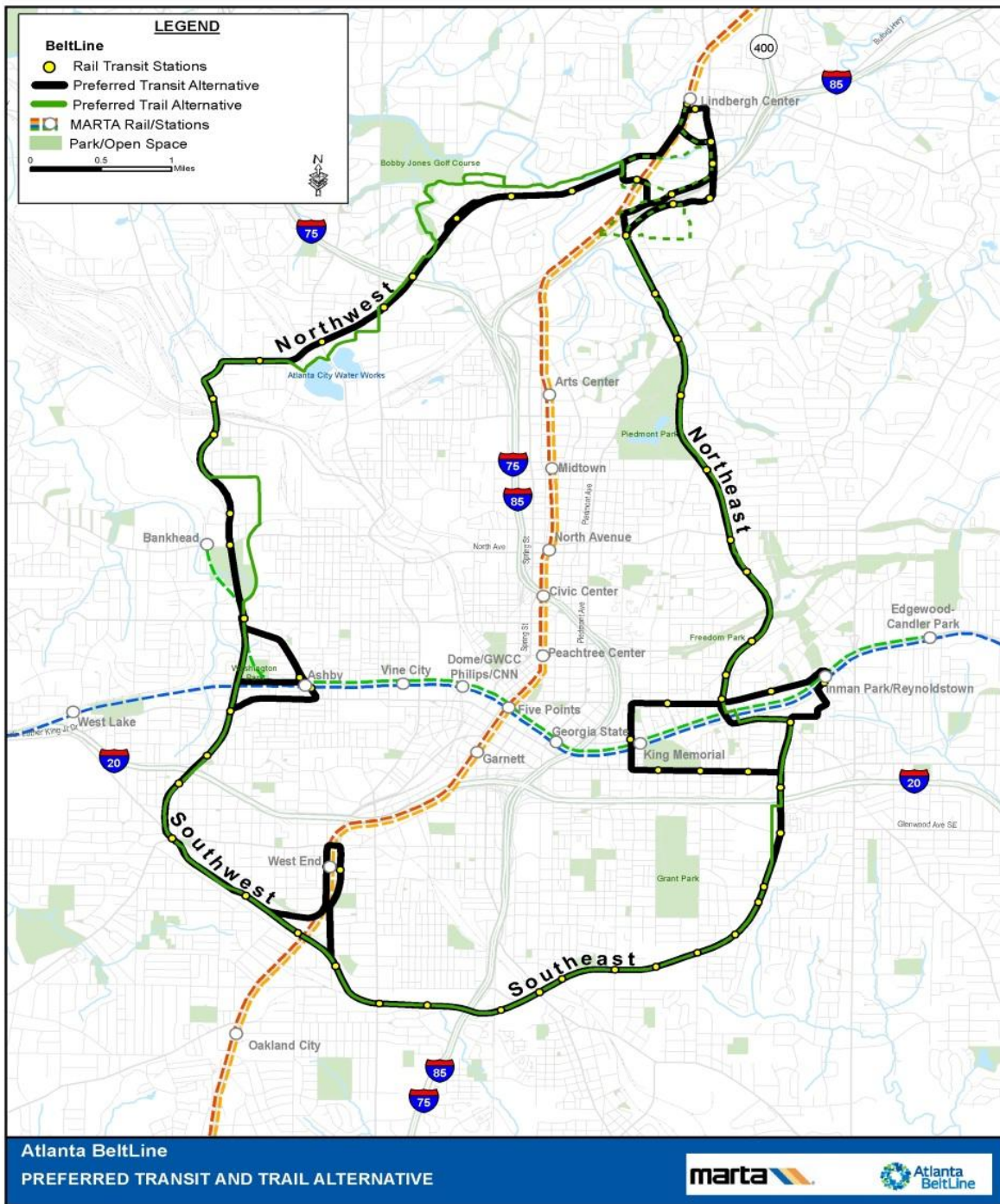
However, while the study estimates that 15,700 units of housing will be added to the area over the next decade through the construction of new units (11,200) and the rehabilitation and re-occupancy of vacant units (4,536), only 2,800 of these units (17.8%) will be affordable to households in the targeted affordable housing income ranges. The study estimates a demand for 10,400 affordable housing units in the Atlanta BeltLine area over the coming decade and notes that "without targeted programs and initiatives to create additional affordable housing there will be significant unmet demand for affordable housing in the Atlanta BeltLine area."

Describe the need for specific types of housing:

As noted above the vast majority of rental housing units are one- and two-bedroom units, suggesting that there is a shortage of larger rental units for families. The Affordable Housing Baseline Conditions study found that as many as 31% of the residential parcels identified as single family were not owner-occupied, suggesting that these were homes for rent. The report noted that the distribution of single-family home rentals roughly matched the distribution of subsidized rental projects, suggesting that "the need for larger affordable units for families is not being provided by conventional multifamily product but instead by the inventory of rental single-family detached."

Similarly, a recent study of the Atlanta Housing Authority's Moving to Work Demonstration found that 26% of all AHA-assisted households and 56% of AHA-assisted households participating in the Housing Choice Voucher program were renting single-family homes as opposed to multi-family apartments; the vast majority of these households were families with children.

Two additional rental housing resources were identified by the Affordable Housing Baseline Conditions study that could conceivably expand the supply of affordable housing units, though neither was included in the study's estimates. These include ownership units in multifamily condominium buildings that are being leased by their individual owners and single-family homes.



Market Analysis

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	144,100	231,800	61%
Median Contract Rent	518	728	41%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	24,444	26.3%
\$500-999	47,795	51.4%
\$1,000-1,499	15,516	16.7%
\$1,500-1,999	3,627	3.9%
\$2,000 or more	1,630	1.8%
Total	93,012	100.0%

Table 31 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	10,865	No Data
50% HAMFI	28,245	4,795
80% HAMFI	61,555	15,060
100% HAMFI	No Data	22,945
Total	100,665	42,800

Table 32 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	676	737	874	1,158	1,406
High HOME Rent	730	792	899	1,138	1,250
Low HOME Rent	618	663	798	922	1,029

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The availability of affordability housing is most acute for very low income (less than 30% of areawide median income) and low income (30-50% of AMI) households in the City of Atlanta. As shown in Table MA-15-1 there are approximately 2.5 very low income renter households for every rental housing unit renting at or below an affordable rent for a household at 30% of AMI. The demand-supply ratio for low income renter households is 1.54. The ratio for very low income owner-occupied households is 1.10. The supply of available affordable housing units, for renter and owner households at the 80% AMI threshold and higher, modestly exceeds the current demand for such units, with owner-occupied households faring slightly better.

How is affordability of housing likely to change considering changes to home values and/or rents?

Recent data suggest that the Atlanta housing market has begun to pick up momentum. Housing values, as manifest in home sales prices, and rents have both begun to rise over the past couple of years. In some areas, housing values are back at the peak levels seen in 2006-2007.

The Great Recession resulted in a steep decline in homeownership and consequent rise in the population of renters. This change is continuing to push rents up, making the availability of affordable rental housing more scarce. Moreover, most new homes in Atlanta are priced over \$200,000 and most re-sales are priced over \$165,000. These values are not affordable to those who make as much as 95% of median income. The number of single-family rental units has increased, and managing the affordability of single-family rental homes is a significant challenge that is further complicated by decreasing federal funds.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As shown in Tables 24 and 26, HOME rents and Fair Market Rents are roughly equivalent to the median contract rent for efficiency and one bedroom units. As bedroom size increases, the ratio of HOME and Fair Market Rents (FMR) to median contract rent rises. The FMR, for example, is nearly twice the median contract rent for four bedroom rental units.

Given these findings, the City has focused on single-family rental as a strategy for both creating affordable housing and transitioning renters to homeownership where appropriate.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	29,880	35%	43,697	47%
With two selected Conditions	577	1%	2,416	3%
With three selected Conditions	56	0%	218	0%
With four selected Conditions	0	0%	61	0%
No selected Conditions	54,922	64%	46,620	50%
Total	85,435	100%	93,012	100%

Table 34 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	14,419	17%	19,528	21%
1980-1999	14,591	17%	19,408	21%
1950-1979	31,389	37%	39,829	43%
Before 1950	25,036	29%	14,247	15%
Total	85,435	100%	93,012	100%

Table 35 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	56,425	66%	54,076	58%
Housing Units build before 1980 with children present	4,320	5%	42,404	46%

Table 36 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 37 - Vacant Units

Introduction

Table 37 summarizes the condition of Atlanta's housing units by housing tenure. Housing condition in the table is based on HUD's definition of the 4 housing problems reported and discussed in §NA-10 to 20: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30 percent.

As shown in Table 37, 64% of the City's owner-occupied units and 50% of its renter-occupied units have none of the 4 conditions. 35% of owner units and 47% of the renter units have only 1 condition, with the vast majority of these being housing cost burdens. Less than 1% of the City's owner-occupied units and 3% of renter-occupied units have 2 or more conditions, or about 2,700 units.

As part of its Strategic Community Investment Report (<http://ditweb.atlantaga.gov/sci/sci7.pdf>), the City undertook a comprehensive assessment of conditions in 258 neighborhoods, using the a windshield survey of every accessible residential parcel that gathered information on included property tenure, lot and structure condition, presence of sidewalks, and code issues. Additional information on neighborhood and property conditions was compiled using Census data, CoreLogic RealQuest, Fulton/DeKalb County tax digest, the Atlanta Police Department, the Georgia Department of Education, Nielson-Claritas, the Atlanta Parks Department, and Metrostudy, among others. Structure condition was rated as good, fair, poor, or deteriorated. Lot condition was rated as good, fair, or poor.

78% of the City's residential structures were rated good and 18% were rated fair. About 2,500 structures were rated poor (2%) and about 1,400 were rated as deteriorated (1%). The greatest concentration of problem structures are found in parts of NPU F, NPU L, NPU T, NPU K, and NPU V, where 60% or more of the residential structures were classified as fair, poor, or deteriorated. (*See Map MA-20-1.*)

64% of residential lots were rated as fair and another 14% were classified as poor; only 13% of the residential lots were considered to be in good condition. The greatest concentration of problem lots are found in parts of NPU L, NPU M, NPU S, and NPU T, where more than two-thirds of the residential lots were considered to be in fair or poor condition. (*Map MA-20-2.*)

Based on the assessments, the SCI study classified neighborhood areas as "blighted" based on the presence of lots and/or structures "that represent a general state of neglect or disrepair in a neighborhood, represented here by parcels that were categorized by surveyors as poor or deteriorated." As shown in Map MA-20-3, blighted properties were heavily concentrated in a very few neighborhoods. The SCI study noted that the 10 neighborhoods with the highest percentage of blighted properties accounted for over 40% of the City's blighted properties. These neighborhoods and their percentage of blighted properties are: Bankhead/Bolton (68%), English Avenue (27%), Center Hill (17.7%), Carroll Heights (17.6%), Pittsburgh (14.8%), Lakewood Heights (14%), Campbellton Road (13.5%), Grove Park (13.1%), Oakland City (12.7%), and Rebel Valley Forest (12.6%).

The SCI study also recorded information on vacant lots and structures. Carey Park (48%) had the highest concentration of vacant lots, followed by Niskey Lake (36%), Almond Park (36%), Bakers Ferry (34%), Fairburn (32%), Atlanta University Center (29%), Ben Hill (28%), Bush Mountain (27%), Vine City (26%), and Boulder Park (26%). Map MA-20-4 shows the percentage of vacant housing structures in 2012. As with blighted properties, the concentration of vacant housing structures is highly concentrated in small number of neighborhoods. These include: Bankhead/Bolton (71%), Bankhead (32.6%), English Avenue (32%), Pittsburgh (31.5%), Rebel Valley Forest (29.3%), Ashview Heights (24.2%), South Atlanta (24%), Lakewood Heights (21.8%), Dixie Hills (21.2%), and Grove Park (20.4%).

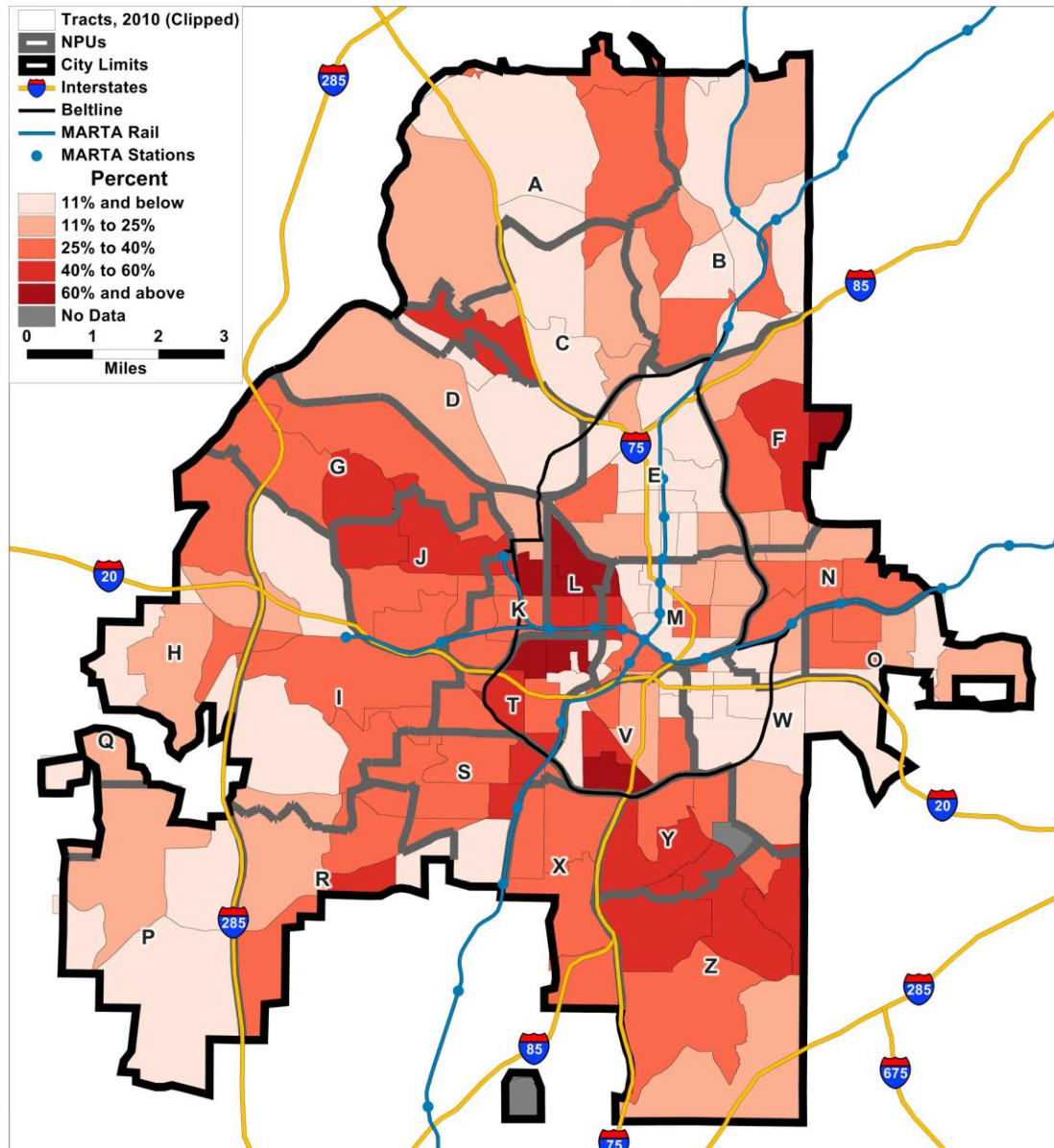
Need for Owner and Rental Rehabilitation

A total of 125,022 residential parcels and 9,664 residential lots were included in the study and represent all residential parcels that could be surveyed in the city. As noted above, the SCI identified 22,362 structures in fair condition and presumably most of these units would require only light or moderate rehabilitation. About 2,498 units were reported to be in poor condition and these units would likely require substantial rehabilitation. About 1,400 units were classified as deteriorated and likely would require demolition. Based on the housing condition data gathered through the SCI analysis, the spatial distribution of problem properties as shown in the maps in this section illustrate the strong overlap between the neighborhoods with high concentrations of vacant housing, blighted residential properties (structures and lots), and properties with code issues.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

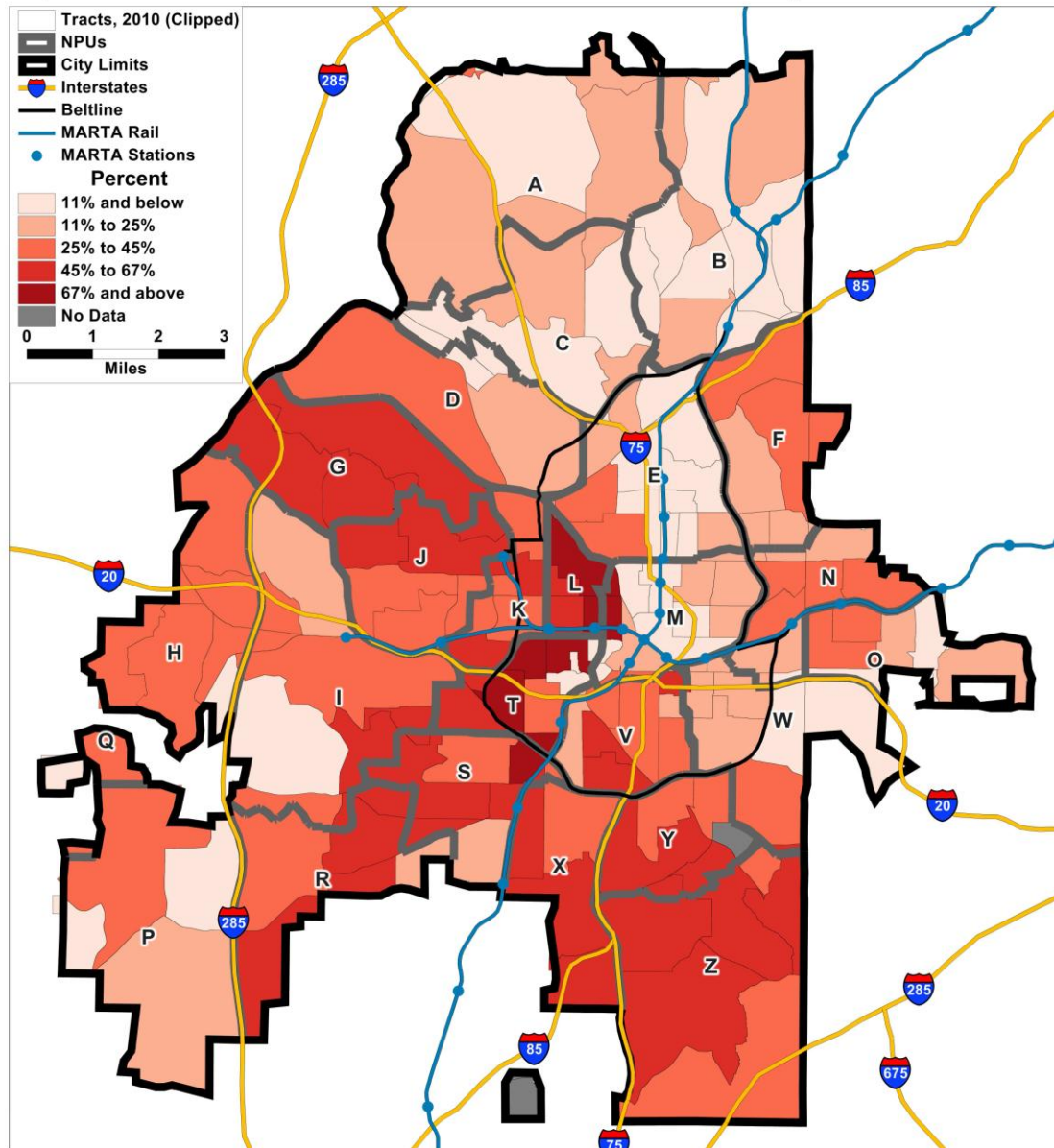
As a proxy for the number of housing units occupied by low or moderate income families that contain lead-based paint hazards, this section relies on an analysis of the number of housing units built before 1980 with children present. As shown in Table 30 the risk of lead-based paint hazard is greatest for renter-occupied households as almost half (46%) of the city's rental units were housing units built before 1980 that were occupied by families with children present. The risk of exposure to lead-based paint hazards is much lower among the owner-occupied housing stock as only five percent of owner-occupied homes were those built before 1980 and were occupied by families with children. Maps MA-20-5a (owner) and MA-20-5b (renter) show the spatial distribution of housing units with the greatest risk of exposure to lead-based paint hazards.

Map MA-20-1: Percent of Housing Structures in Fair, Poor, or Deteriorated Condition, 2012



Notes: Classifications represent "natural breaks"
 Data Source: Windshield Survey conducted by APD Solutions for the Department of Planning and Community Development

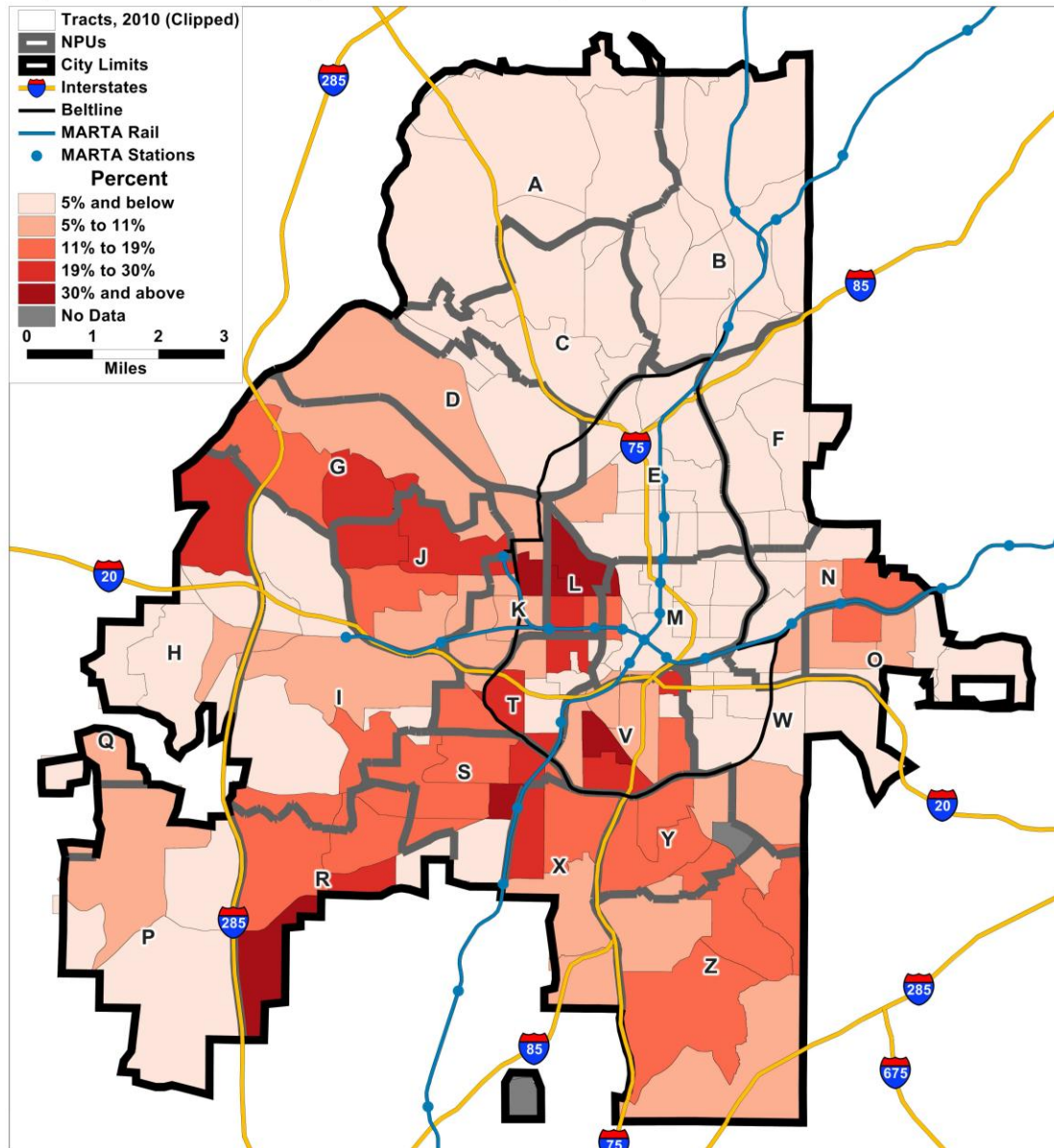
Map MA-20-2: Percent of Residential Lots in Fair or Poor Condition, 2012



Notes: Classifications represent "natural breaks"

Data Source: Windshield Survey conducted by APD Solutions for the Department of Planning and Community Development

Map MA-20-3: Percent Blighted Residential Properties, 2012

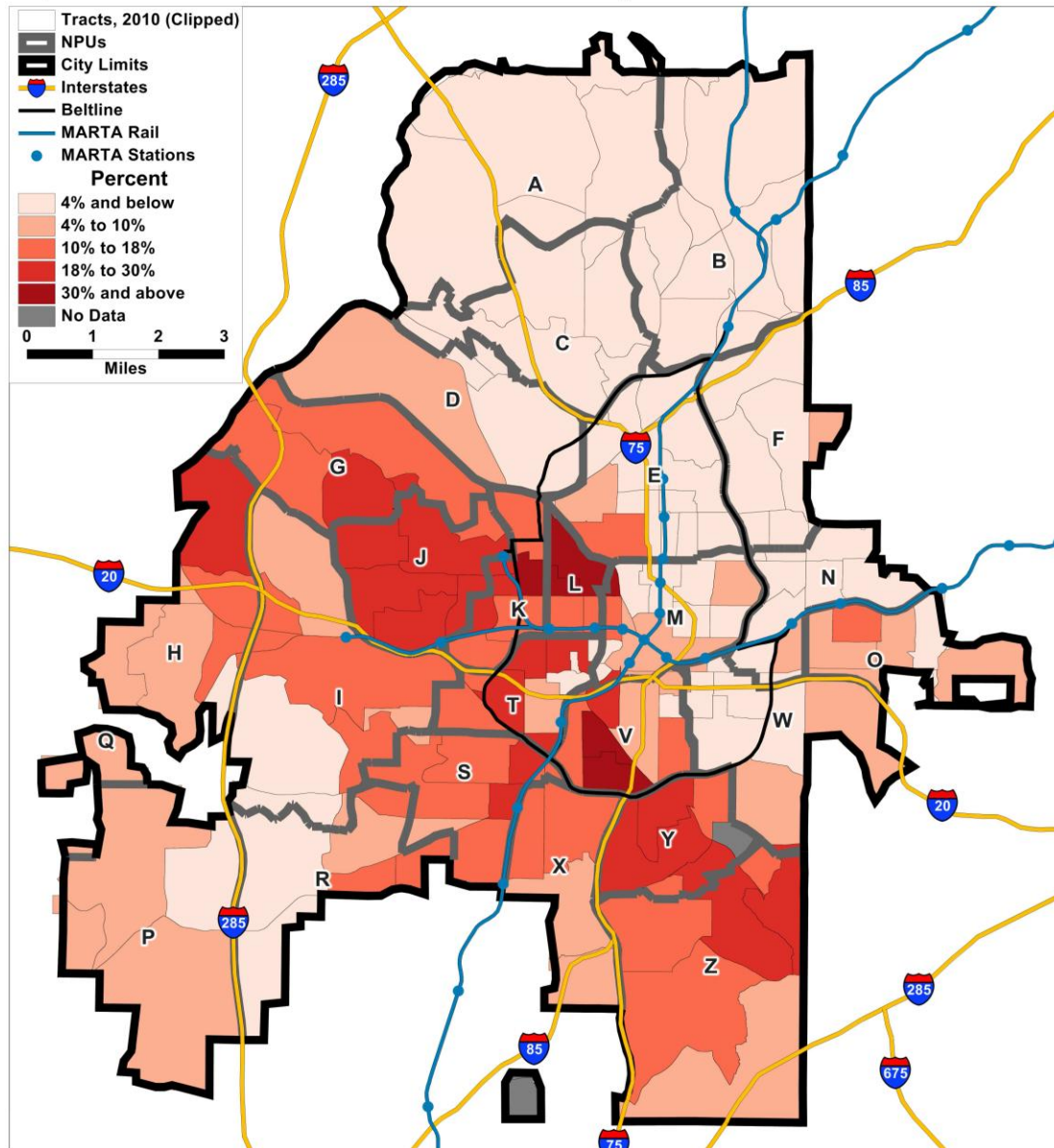


Notes: Classifications represent "natural breaks"

A property is classified as blighted if either the structure on the property or the lot itself is rated as poor or deteriorated.

Data Source: Windshield Survey conducted by APD Solutions for the Department of Planning and Community Development

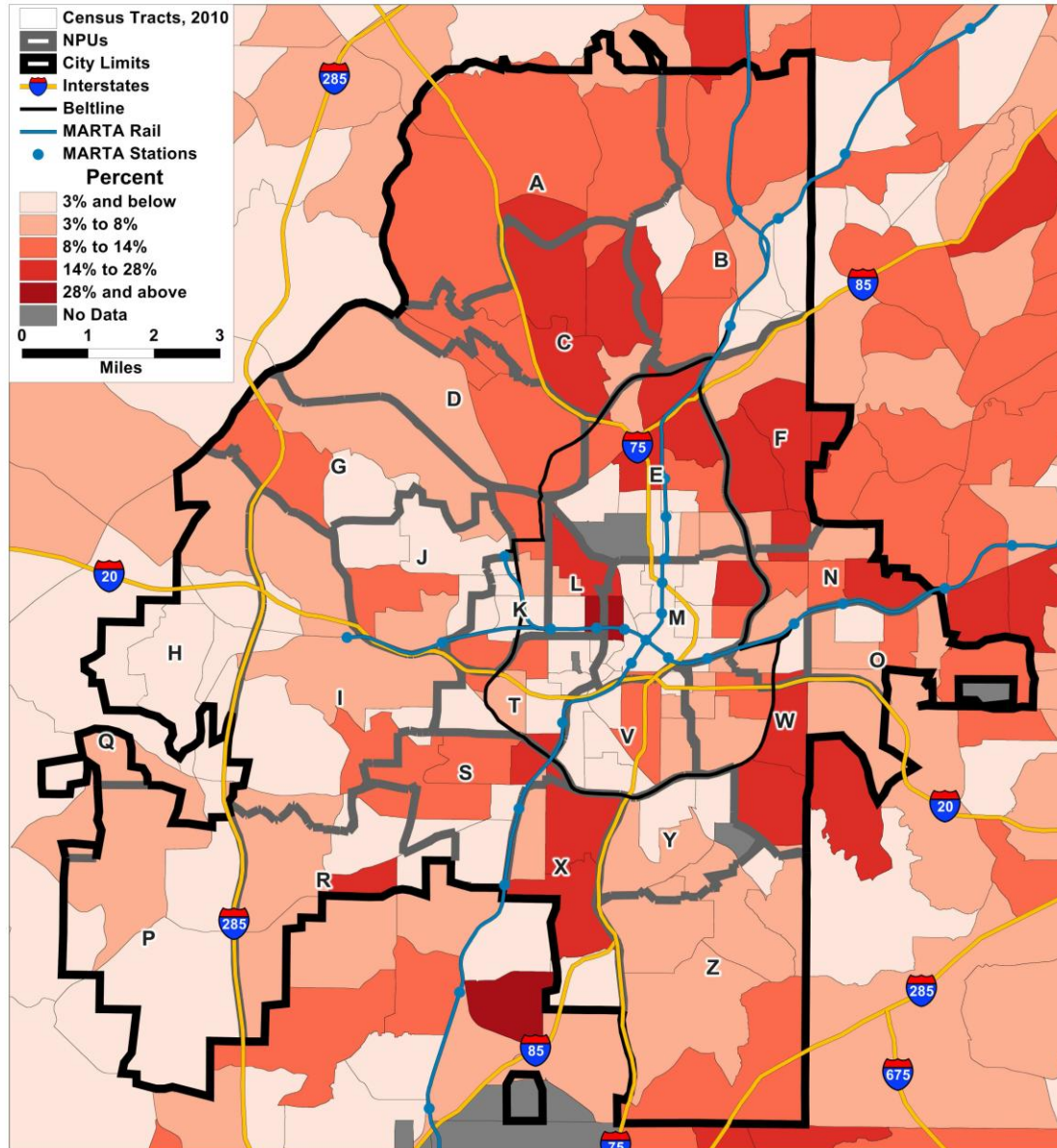
Map MA-20-4: Percent of Housing Structures Vacant, 2012



Notes: Classifications represent "natural breaks"

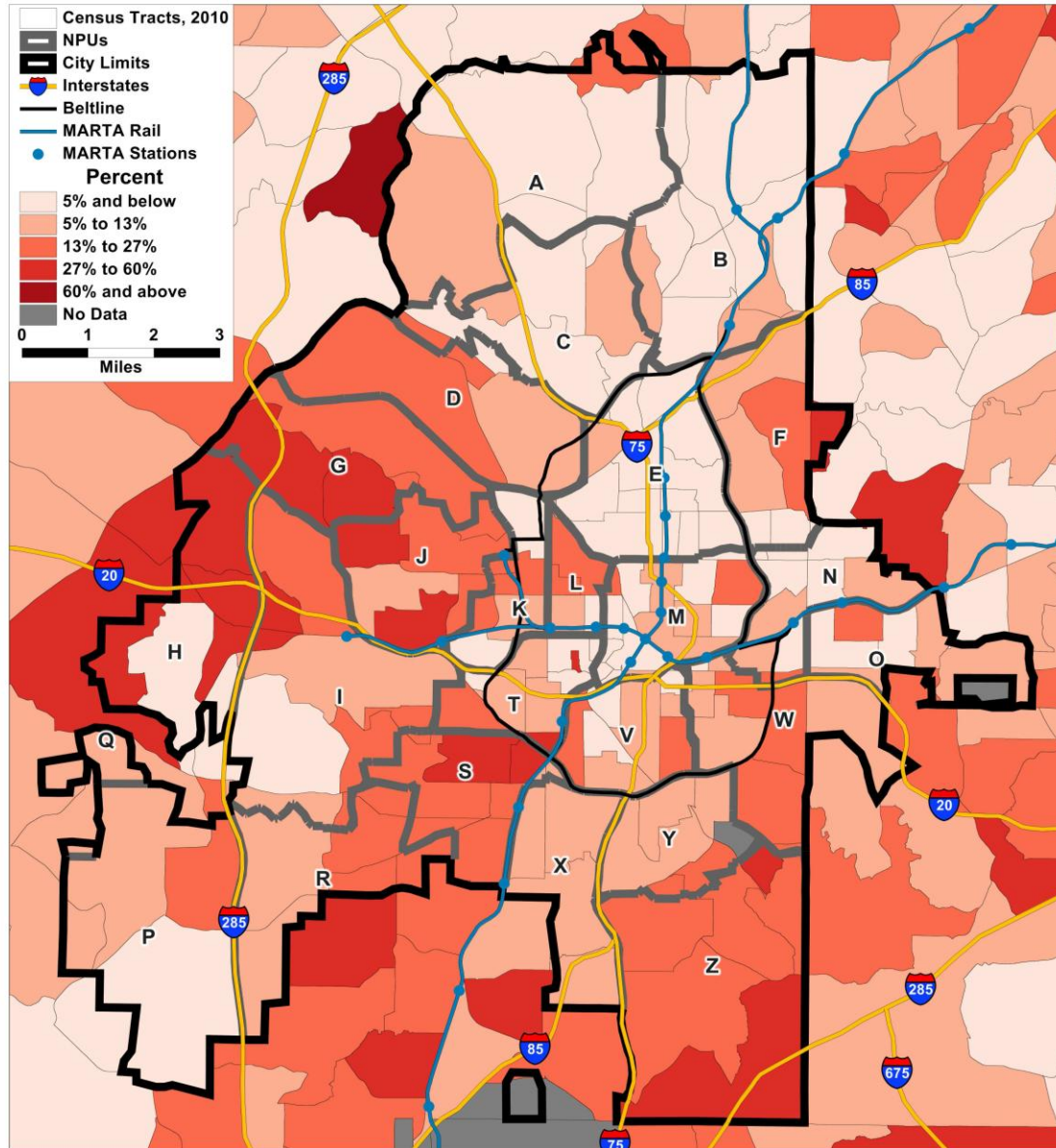
Data Source: Windshield Survey conducted by APD Solutions for the Department of Planning and Community Development

Map MA-20-5a: Risk of Lead Paint Hazard: Owner-Occupied Housing Units Built Before 1980 with Children Present in Household



Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2006-10 CHAS, table T13

Map MA-20-5b: Risk of Lead Paint Hazard: Renter-Occupied Housing Units Built Before 1980 with Children Present in Household



Note: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core.
Data Source: 2006-10 CHAS, table T13

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the City of Atlanta, Georgia (“AHA”) is the largest affordable housing provider in the City of Atlanta. AHA provides and facilitates quality affordable housing for 21,174 households through five major vehicles: 1) development of mixed-use, mixed-income communities on AHA-owned land; 2) mixed-income communities created through the strategic deployment of Project Based Rental Assistance; 3) Housing Choice Voucher Program; 4) AHA-Owned Communities (1,942 public housing units in 11 senior high-rises and 2 small family communities); and 5) Supportive Housing program.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			4,413	13,128	4,120	7,167	23	300	225
# of accessible units			242						

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 – Total Number of Units by Program Type

Data Source: AHA Voucher Management System, June 2013

NOTE: The # of accessible units includes units in AHA-Owned Properties and AHA-Sponsored Mixed-Income Communities. **Describe the supply of public housing developments:**

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Using the HOPE VI and other public housing development funds, regulatory flexibility and in partnership with private sector real estate development partners and other stakeholders, AHA demolished all but 13 of its public housing projects and developed 16 mixed-use, mixed-income communities with a mix of affordable and market-rate units, including 4,413 units funded with public housing. AHA still owns and operates 1,942 units in 11 public housing-assisted high-rise developments which serve primarily elderly persons and 2 small public housing assisted developments which serve nearly 100 families. The high-rises provide housing for elderly persons (includes “elderly” defined as 62 years or older and “near elderly” defined as 55-to-61 years of age) and young disabled persons.

Public Housing Condition

Public Housing Development	Average Inspection Score
Barge Road Highrise	98
Cheshire Bridge Highrise	97
Cosby Spear Highrise	90
East Lake Highrise	97
Georgia Ave Highrise	96
Hightower Manor Highrise	88
Juniper & 10th Highrise	94

Marian Road Highrise	91
Marietta Road Highrise	94
Martin Street Plaza	90
Peachtree Road Highrise	98
Piedmont Road Highrise	98
Westminster	95
Mixed-Income Developments with Public Housing Units	
Ashley Auburn Pointe I	93
Ashley Collegetown	93
Ashley Collegetown II (Harris V)	80
Ashley Courts at Cascade I	92
Ashley Courts at Cascade II	80
Ashley Courts at Cascade III	85
Ashley Terrace at West End	88
Capital I (Capital Gateway - Phase III)	95
Capital II (Capital Gateway - Phase IV)	95
Carver V	98
Centennial Place I	90
Centennial Place II	91
Centennial Place III	91
Centennial Place IV	72
Columbia Commons	96
Columbia Creste	96
Columbia Estates	96
Columbia Grove	96
Columbia Park Citi	96
Columbia Village	89
John O. Chiles Annex (Harris VI)	91
John O. Chiles Senior Res. (Harris III)	83
Magnolia Park I	57
Magnolia Park II	70
Mechanicsville II	95
Mechanicsville III	96
Mechanicsville Apts 3-McDaniel Glen IV	94
Mechanicsville Apts 4-McDaniel Glen V	91
Mechanicsville Apts 6-McDaniel Glen VI	93
Veranda at Auburn Pointe (Grady II)	94
Villages at Carver I	79
Villages at Carver II	85
Villages at Carver III	96
Village at Castleberry Hill I	96
Village at Castleberry Hill II	86
Villages of Eastlake I	92
Villages of Eastlake II	95

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Over the past 5 years, AHA has expended over \$24.9 million in ARRA (American Recovery and Reinvestment Act of 2009) funds and other funds to renovate common areas and exteriors, and nearly \$16 million to upgrade units in its 13 AHA-Owned Communities. In addition to the unit rehabilitation and other capital improvements, AHA spent \$11 million to replace HVAC systems with new energy-efficient systems and upgraded bathrooms with new sinks and light fixtures.

Last year AHA selected through a competitive solicitation new Property-Manager Developer partners with the intention to attract private funding for updating and modernizing the properties in order to bring them up to market-rate competitive standards. AHA and the Property-Manager Developer partners will incorporate results from the Green Physical Needs Assessments (PNAs) to determine the long-term strategy for redevelopment and modernization of the properties.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Over the past 15 years, AHA has focused on deconcentrating poverty, facilitating family-self-sufficiency and developing, with private sector development partners, affordable housing opportunities in healthy mixed-use, mixed-income communities. With a stated vision of *"healthy mixed-income communities; healthy self-sufficient families,"* AHA implemented its quest to deconcentrate poverty in Atlanta through an artful strategy of assisting AHA-assisted families in moving from distressed, obsolete and socially dysfunctional public housing projects to healthier, mixed-income environments. AHA demolished its projects and leveraged its assets with private sector real estate developers and private investment to create new market-rate quality mixed-use, mixed-income communities with an affordable residential component. AHA will continue to implement and explore conversion and other strategies that will improve the long-term financial sustainability and preserve public and private investments in its AHA-Owned and mixed-income rental communities pursuant to AHA's Moving to Work Agreement. AHA has strategically designed its programs – including the traditional Section 9 and Section 8 programs – to enable families to choose where and how they live and to position themselves for greater independence and self-sufficiency. AHA has made programmatic and policy changes to increase the availability and choices of affordable housing, to promote family self-sufficiency and aging well and to increase affordability of quality housing.

Discussion:

In the senior high-rise communities, AHA's Aging Well Program is designed to encourage and empower older adults to control their own aging process. By creating an environment that allows social engagement opportunities, enhances connections to family, friends and the broader community, and promotes wellness, AHA enables individuals to be active and control decisions that affect their lives. In addition to improving the physical environments, AHA has partnered with organizations to provide services to further the goals of healthy living.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction:

The City used two primary sources for this market analysis:

- the 2013 Homeless Census and Consumer Survey: Described in section NA-40
- Consultation with the Atlanta Continuum of Care staff

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	474	42	168	626	126
Households with Only Adults	1221	1057	1301	1138	126
Chronically Homeless Households	0	0	0	913	118
Veterans	0	0	160	52	8
Unaccompanied Youth	0	0	0	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Access to mainstream resources: The Atlanta Continuum of Care (CoC) is implementing coordinated intake and assessment, and is ensuring that central access points for client intake are utilizing the State's COMPASS System that identifies eligibility for public assistance benefits. The Georgia Department of Community Health is training provider agencies on eligibility requirements and application assistance for Medicaid. The Georgia Department of Behavioral Health is working with the CoC and the Temporary Aid for Needy Families (TANF) program to maximize TANF resources for consumers. Legal aid providers are working with the Veteran's Administration to help homeless veterans secure VA benefits.

The Atlanta CoC has provided Coordinated Assessment System (CAS) training to Atlanta Criminal Justice entities interacting with the homeless. These entities will participate in the Coordinated Assessment System.

Staff of the Community Advanced Practice Nurses clinic work to link children to Medicaid, Peach Care, and WIC.

Public housing: The Atlanta Housing Authority (AHA) has agreed to pilot a rapid re-housing program of short term rental assistance to homeless families. AHA will set aside 50 tenant-

based supportive housing vouchers for people who no longer need Shelter Plus Care housing but who don't make a living wage. Referrals are coordinated through the CoC.

Employment: The Georgia Department of Labor and Atlanta's Workforce Development Agency assist homeless adults seeking employment, through job training programs and job placement assistance with area employers.

Youth aging out of foster care: The Georgia Department of Family and Children Services oversees the state foster care system, including discharge planning for youth. As a child in foster care approaches 18, the Department of Family and Children Services (DFCS) works to find an appropriate placement: reuniting with relative; working with foster family to accept guardianship; or identifying an independent living program that provides housing with services through age 26.

Health facility discharges: The Georgia Department of Behavioral Health and Developmental Disabilities (DBHDD) is responsible for ensuring that persons being discharged from a system of care are not routinely discharged into homelessness. DBHDD is under a DOJ settlement agreement mandating that individuals with Serious and Persistent Mental Illness (SPMI) are integrated into the community into permanent supportive housing (PSH). DBHDD works to place SPMI discharged from mental health facilities into PSH. The State's policy is to carry out discharge planning with all individuals while they are in state operated hospitals/mental health facilities through Person Centered Transition Plans (PCTP) to ensure individuals are not discharged into homelessness. PCTP includes a specific plan for applicable needs including housing support, case management, rehabilitation, medical and psychiatric care, and transportation. Community providers, Assertive Community Treatment (ACT) teams, and Case Expeditors meet prior to discharge to ensure integrated transition and housing stability. Individuals are only released to interim housing when a permanent housing solution can be executed within 60 days.

The primary provider of healthcare to the homeless in the Atlanta area is Grady Hospital. The Grady Social Work Division is responsible for ensuring that discharges are not routinely discharged into homelessness. Staff works with the Projects for Assistance in Transition from Homelessness (PATH) program outreach teams, ACT teams and United Way's Hospital to Home Staff to find housing for homeless individuals being discharged. DBHDD partners with Grady Hospital ACT teams for case management.

Correctional discharges: Atlanta's Public Defender and Corrections Offices work to ensure that homeless persons are not routinely discharged into homelessness. Coordinator completes the Vulnerability Index (VI) with each homeless person incarcerated for at least 24 hours and connects them with next-step referral or case management at discharge. Coordinator transports the individual to one of several partnering shelter programs to stay while a more permanent solution is found.

Atlanta's Court has a Community Court Division that assists homeless offenders in finding residential treatment. The CoC also collaborates with Atlanta Community Impact Project, a reentry program that works with State prison inmates 3 months before discharge to begin locating housing and employment.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Abbreviations used below:

ES = emergency shelter

TH = transitional housing

PSH = permanent supportive housing

RRH = rapid re-housing

TBRA = tenant-based rental assistance

24/7 Gateway Center: TH and ES for men, including recuperative care and veterans beds; facility houses medical clinic and employment program operated by partner organization

Action Ministries: PSH for chronic homeless

Africa's Children's Fund: TH for women and children

Another Chance of Atlanta: TH for women

Aftercare Residential Rehabilitative Services: supportive housing for mentally disabled

Antioch Urban Ministries: TH for men, women, and HIV+ men

Atlanta Center for Self Sufficiency: employment assistance for homeless adults; day services and case management for disabled homeless; RRH

Atlanta Children's Shelter: childcare and support services for homeless families

Atlanta City Baptist Rescue Mission: ES and TH for men

Atlanta Mission: ES and TH for men, women, and women with children

Atlanta Outreach Project: PSH for men, women, families with children; TH for men and women

Atlanta Step-Up Society: ES and TH for men

Buckhead Christian Ministry: family TH; homelessness prevention

CaringWorks: ES and TH for men; PSH for men and women, including chronic homeless

Central Presbyterian Church in conjunction with Immaculate Conception Church: winter ES for men

Central Presbyterian Outreach Center: case management and day services, all homeless populations

Chris Kids: PSH for youth 18-24; ES for youth

City of Refuge: ES for women and women with children

Clifton Sanctuary Ministries: ES and TH for men

Community Advanced Practice Nurses: Pediatric physical and mental health care

Community Concerns: ES for women; PSH for families; day service center, all homeless populations

Community Friendship: PSH for mentally disabled; case management, employment support, and securing benefits

Cooperative Resource Center: PSH for persons with HIV/AIDS

Covenant Community: ES and TH for men in recovery

Covenant House of Georgia: ES and PSH for youth 18-24, PSH for chronic homeless

Crossroads Community Ministries: day services and meals; employment support; PSH for chronic homeless men and women

Druid Hills Presbyterian Church: winter ES for men

Families First: PSH for families

First Presbyterian Church: TH for women
 First Step Staffing: employment assistance and benefits assistance
 Fulton County: TH for men; PSH for families
 Furniture Bank of Metro Atlanta: furnishings and household items for homeless individuals and families moving to independent living
 Genesis Shelter: ES and child care for families with newborn infants
 Georgia Law Center on Poverty and Homelessness: civil legal services to homeless individuals, families
 Georgia Rehabilitation Outreach: PSH for mentally disabled, chronic homeless
 Gift Transitional Home: TH for singles
 Gilgal: TH for women in recovery
 Hope Through Divine Intervention: PSH for men, chronic homeless
 Initiative for Affordable Housing: TH for families
 Jerusalem House: PSH for HIV+ adults and families
 Jesus Set The Captive Free: TH for adults
 Living Room: ES, TBRA, emergency lodging, case management, housing search for HIV+ persons
 Making A Way Housing: ES, TH, and PSH for persons in recovery; TH for HIV+ persons
 Mary Hall Freedom House: ES for women and women with children
 National Church Residences: PSH for adults
 Nicholas House: ES and TBRA for families
 Our House: childcare and support services for homeless families
 Partnership Against Domestic Violence: ES and TH for victims of domestic violence
 Project Community Connections: RRH for singles, families, veterans; permanent housing placement
 Project Interconnections: PSH for mentally disabled adults, chronic homeless
 Quest 35: TH and PSH for homeless adults and veterans, chronic homeless
 SafeHouse Outreach: day services for homeless
 Saint Joseph's Mercy Care: Physical and mental healthcare
 Shearith Israel Shelter: winter ES for women
 Southside Medical Center: PSH for HIV+ persons
 St. Jude's Recovery Center: ES and TH for persons in recovery; PSH for veterans in recovery
 The Salvation Army: ES and TH for adults and families, for veterans, and for persons in recovery
 The Young Adult Guidance Center: ES and TH for young adults
 Transition House: TH for adults, ex-offenders, veterans
 Travelers Aid of Metropolitan Atlanta: ES, TH, PSH, RRH for singles, families, HIV+ persons, veterans; PSH for chronic homeless; hotel/motel emergency lodging; street outreach
 Trinity Community Ministries: TH for men in recovery; PSH for chronic homeless veterans
 Urban Residential Development Corporation: PSH for adults, chronic homeless
 Veterans Empowerment Organization: TH for veterans; PSH for chronic homeless veterans
 WestCare Georgia: TH for homeless veterans and veteran families
 Zion Hill Community Development Cooperation: PSH for chronic homeless women

MA-35 Special Needs Facilities and Services

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	316
PH in facilities	257
STRMU	673
ST or TH facilities	544
PH placement	235

Table 41– HOPWA Assistance Baseline

Data Source: HOPWA 2013 CAPER Corrected

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, describe the supply of supportive housing and services

Abbreviations used below:

ES =- emergency shelter

TH = transitional housing

PSH = permanent supportive housing

TBRA = tenant-based rental assistance

I&R = information and referral services

I&A = intake and assessment

STRMU = short term rent, mortgage and utility assistance

SS = supportive services

HIV Special Needs Housing and Services:

AID Atlanta – I&A, TBRA, STRMU, SS

AID Gwinnett – I&A, TBRA, STRMU, housing ES, transportation

AIDS Alliance of NW Georgia – Shelter +Care housing, transportation, nutrition support

AIDS Athens – I&A, TBRA, STRMU; facility-based housing/rent aid, transportation aid; ES

Antioch Urban Ministries – Long-term TH, substance abuse and comprehensive SS

Atlanta Legal Aid Society – Housing-related legal services

Cobb County Board of Health – STRMU, SS, transportation, nutrition support

Covenant House – ES, SS for HIV+ youth

DeKalb County Board of Health – STRMU, transportation aid

The Edgewood – Single Room Occupancy PSH

The Edgewood (Saint Joseph's Mercy Care) – SS, crisis intervention, transportation, I&R, substance abuse counseling

Furniture Bank – Donated furniture/household items to HIV+ homeless moving to permanent housing

Hope House – TH, SS, for homeless men in recovery

Jerusalem House Scattered Site I – PSH, SS
 Jerusalem House Scattered Site II – PSH, SS
 Jerusalem House Single Adults – Facility-based apartments, SS, nursing assistants for residents requiring special care
 Jerusalem House Women and Children – Facility based PSH and SS for homeless mothers and children, learning center, nursing assistants, transportation, child care
 Living Room – I&A, I&R, TBRA, STRMU; respite housing, SS, temporary housing for Grady Hospital discharges
 Making a Way Housing – TH, SS
 Positive Impact – I&A, I&R, SS, group counseling, substance abuse treatment, psychiatric care
 Project Open Hand – Meals delivered to clients in HOPWA-supported sites or other housing
 Southside Medical Center Legacy House – PSH for HIV+ homeless, medically frail persons, I&R
 Southside Medical Center Legacy Village – PSH, I&R for SS
 Travelers Aid/HOPE Atlanta – ES/short-term housing; transitional/long-term permanent rental assistance, SS, homeless prevention, emergency food

Non-HIV Special-Needs Housing and Services

-Housing for low-income elderly and frail elderly includes 8 facilities of National Church Residences; 90-unit facility of Mercy Housing; Baptist Towers high-rise; 4 senior communities of Quality Living Services. The Atlanta Housing Authority Catalyst program provides affordable housing for seniors and persons with disabilities. Community Friendship links persons with mental disabilities to group homes, supervised apartments, independent apartments, as well as specialized supportive housing for individuals with mental illness who have been homeless. Project Interconnections manages 4 PSH facilities in Atlanta for formerly homeless adults with mental illness. Addiction treatment includes St. Jude's Recovery Center, Covenant Community, Trinity Community Ministries.

-Homelessness prevention: Special-needs households at risk are served by Travelers Aid's (ConPlan programs, Supportive Services for Veteran Families); Buckhead Christian Ministry, Midtown Assistance Center; the Salvation Army; Hosea Feed the Hungry; and the Sullivan Center of St. Vincent de Paul Society. At-risk persons are also assisted by small, usually faith-based programs that receive funds from the Emergency Food and Shelter Program. Legal aid is provided by Atlanta Legal Aid Society and Georgia Law Center on Homelessness and Poverty.

Programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Supportive Housing for HIV+ Persons

-AID Atlanta has case managers dedicated to the incarcerated population and receives referrals of recently released inmates. Typically they are homeless and are referred to other agencies for housing, as AID Atlanta has no direct housing program for homeless.

-AID Gwinnett: Referral relationships with local institutions bring patients into care. Agency is clinic based; patients released from institutions are triaged and fast-tracked into care by a Clinic RN. Once medical needs are met, patients are assessed for psychosocial needs.

-Living Room administers supportive housing for Grady Hospital patients who, on discharge, are no longer acutely ill with HIV/AIDS disease but need appropriate housing. Assistance includes:

applying for public assistance; contacting family members/friends regarding housing options; housing for up to 5 months as appropriate.

-Stand Inc. serves newly released inmates through behavioral health services, housing, employment services. Program specializes in those with chronic diseases, including HIV.

-Travelers Aid HOPWA program offers intensive case management and independent housing coupled with support services to eligible persons released from institutions. Many formerly institutionalized clients served have mental health and substance abuse issues, in addition to criminal backgrounds, and the agency utilizes transitional programs of other providers, including the Atlanta Recovery Center and Making A Way Housing, to meet these needs.

Supportive Housing for Non-HIV Special Needs

Special-needs disabled persons with motor impairments need affordable housing that meets accessibility standards under the Americans with Disabilities Act. Some of these persons also need home health and personal-care services and prepared, delivered meals, as do frail seniors still living in their own homes. Seniors with Alzheimer's and other forms of dementia, and those whose physical impairments prevent independent living, need assisted living, nursing home care, or housing in memory-care programs. Mentally disabled persons need supportive housing with case management, medications monitoring, and other support. Appropriate housing options include independent living with services on a visitation basis or at a central service office, public housing with on-site or off-site services, group homes, other sheltered housing settings with services.

In 2013 HUD's Section 811 Project Rental Assistance Demonstration Program provided nearly \$98 million to 13 state housing agencies for rental assistance to extremely low-income persons with disabilities, many of whom are transitioning out of institutional settings or are at high risk of homelessness. Housing is provided for disabled persons throughout the State, including within the City Atlanta.

The Georgia Department of Behavioral Health and Developmental Disabilities funds housing and support services for persons leaving institutional settings including state psychiatric hospitals, intermediate care facilities, psychiatric residential treatment facilities, and nursing homes. State assistance allows people leaving such facilities, who are elderly or have physical/developmental disabilities, to live in their own homes. The State pays for long-term support, services to assist community re-integration, and security deposits/1st month's rent. The State's Home Access Program funds accessibility improvements at the homes of individuals with traumatic brain injury or spinal cord injuries. Improvements include: widening doorways, constructing wheelchair ramps, bathroom retrofits, installing stair or porch lifts, accessibility improvements to kitchens, installing visual aids and audible alarms. The program is administered through a statewide network of providers, two of these cover Atlanta.

Specify activities that the jurisdiction plans to undertake during next year to address housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

HIV Housing and Services

The City will continue to support housing options for persons living with HIV/AIDS in outlying counties, including TBRA, Shelter Plus care, move-in aid, and permanent supportive housing for

individuals and families. 2015 will be the second year of AID Atlanta's new TBRA program that was created using the 2014 HOPWA grant award increase; this program will continue to offer significant new housing resources throughout the metro area. Individuals and families will continue to be placed in permanent supportive housing units through both facility-based and scattered-site housing, including a Single Room Occupancy facility. Medically frail individuals and HIV+ men in recovery will be referred to appropriate transitional and permanent supportive housing programs. Short-term housing options will be available for HIV+ youth and for persons in need of recuperative care. Supportive services will include case management, assistance in obtaining benefits, legal services, home-delivered meals, and delivery of furnishings and essential household items.

Non-HIV Housing and Services

Home-delivered meals and day services will assist frail elderly persons at risk of premature institutionalization. Legal services and prevention aid will help at-risk groups avoid eviction.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City will continue funding well-run, high-functioning HOPWA projects as it has in the past through a competitive request for proposal process undertaken once a year. The City will continue funding an in-house resource identification person to staff the HOPWA Collaborative as described below. HOPWA agencies will continue to receive two year agreements in order to minimize service disruption unless other prevailing factors occur.

HOPWA Projects

The City contracts with non-profit organizations and governmental agencies in the 29 county Eligible Metropolitan Statistical Area (EMSA). Housing activities to be funded include tenant based rental assistance, facility housing including master-leasing and project based, permanent housing placement, and emergency shelter. A full continuum of housing is funded, from emergency shelter for homeless people, to transitional housing and permanent housing.

Supportive services are funded as required and necessary for housing stability. Many HOPWA supportive services are funded within housing projects. However, key supportive services are also funded by non-housing agencies specializing in those services, including: mental health; substance abuse counseling and treatment; nutrition, legal services; and donated furniture distribution.

HOPWA Collaborative:

The HOPWA Provider Collaborative is composed of representatives from the agencies that receive HOPWA funding, and is funded with one full-time position for HOPWA resource identification. The Collaborative provides encourages networking among providers to result in improvements in the system of care for people living with HIV/AIDS in Metropolitan Atlanta.

The full Collaborative meets quarterly for technical assistance and reports from the three committees, which meet every other month. These committees are:

- Housing and Services Program Committee, focusing on provider and program coordination;
- Housing and Services Development Committee, focusing on identifying new housing resources and other programmatic resources to enhance operations; and
- Data Collection and Reporting Committee, providing coordination, planning and implementation for improved system-wide data collection and data usage.

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe the negative effects of public policies on affordable housing such as tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

The City's Land Use Policies and Zoning Ordinance have a neutral effect on the cost of housing. Building codes and fees are applied uniformly throughout the City. There are no growth limits in the City. Atlanta uses updated Building Codes, which are similar to other major metropolitan areas of the same size (<http://www.atlantaga.gov/index.aspx?page=324>). The City has worked to reduce building permitting times, and sites with no complicating factors can be permitted in as little as 10 days.

Zoning for single family zoning districts allows for traditional neighborhood single family development. Zoning requirements for various multi-family zoning districts allow cluster, townhome and multi-family development. Allowable residential densities in these districts range from a minimum lot size of 2 acres to a floor-area-ratio of 6.4 in high rise residential development. These zoning districts allow for a diversity of housing types and densities without specifying housing price. Other Zoning Districts allow for mixed use developments that include residential uses. Several Special Public Interest zoning districts include incentives for affordable and workforce housing.

The City's Future Land Use map allows for a range of uses and intensities. Residential land uses range from single family to very high density. Residential uses are allowed in commercial and mixed-use categories. The location of land uses are not related to housing affordability and are distributed throughout the City.

Atlanta's Urban Enterprise Zone Program has tax incentives for housing developments that provide 20% affordable housing units. Developments with UEZ designation must be in areas that meet established criteria (poverty, unemployment, distress, underdevelopment, and general blight). (See <http://www.atlantaga.gov/index.aspx?page=1019>.)

Atlanta recently completed an Analysis of Impediments to Fair Housing Choice that reviewed how the City's policies and practices affect location, availability and accessibility of housing; assessed the conditions affecting fair housing choices; and assessed the availability of affordable housing. The 2014 AI noted these public policies and market factors affecting affordable housing:

- Value to Income Disparity: Atlanta is one of the least affordable markets in the 10 county metro area. While Atlanta housing values decreased by 14-20% between 2007 and 2012, incomes increased by only 1.3% over the past decade. A median priced single family home costs 2 times more than the median income.
- Loss of Affordable Units: Affordable housing has been lost as a result of market collapse, conversions of rental units to condominiums, and deterioration.
- Cost of Development: Atlanta land is at a premium due to the lack of buildable sites and high acquisition costs. There are few suitable sites of significant size to financially encourage developers of affordable housing to renovate existing units. The high cost of materials and construction make it challenging to build new affordable housing without deep government subsidies. As a result, developers have primarily built high end, luxury products, not affordable to the general population, in the Downtown, Midtown and Buckhead areas over the past decade.
- High Cost of Living: The higher cost of living in Atlanta is due to housing costs, expenses for food, gas and transportation costs, and property taxes and insurance. As property values increased, so did property taxes.
- Lack of Incentives: The subsidies needed now are far above the amount available through traditional government programs. The gap between the actual cost of unsubsidized housing and the amount that most families in the City can afford is extensive.
- Government Regulations: Land use policies and zoning provisions dictate the type and density of housing; permit and code approvals direct project time lines; and impact fees determine price costs. Such requirements may discourage development.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Atlanta is Georgia's capital city and the largest city in the state. At the center of the metro region, Atlanta is home to numerous Fortune 500 headquarters including Delta, Coca-Cola, and PulteGroup. Colleges and universities such as the Georgia Institute of Technology, Georgia State University, Morehouse College, Clark Atlanta University, and Spelman College also make the city a hub for higher education.

Atlanta is a logistics center for the entire region. Hartsfield Jackson Atlanta International Airport is the world's busiest and provides access to 80% of the U.S. population within a 2-hour flight. Atlanta's strategic location and interstate access also mean that 80% of the U.S. population can be reached within 2 truck-delivery days. The City is served by the Metropolitan Atlanta Rapid Transit Authority (MARTA) rail and bus system. MARTA has 38 rail stations and 132 bus routes system-wide.

The City has three major business districts – Downtown, Midtown, and Buckhead – with more than 80 million square feet of combined Class A office space. Industrial space is concentrated along the City's southeast and northwest sides. The Atlanta BeltLine, a 22-mile ring of rail, trail, transit, greenspace, housing, and art is transforming the way Atlantans live and work. Upon its completion, the ring around Downtown Atlanta will connect 45 neighborhoods.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers - %	Share of Jobs - %	Jobs less workers - %
Agriculture, Mining, Oil & Gas Extraction	121	64	0	0	0
Arts, Entertainment, Accommodations	20,712	46,139	14	15	1
Construction	3,444	8,330	2	3	0
Education and Health Care Services	21,910	42,964	15	14	-1
Finance, Insurance, and Real Estate	12,930	32,775	9	11	2
Information	7,795	21,173	5	7	2
Manufacturing	6,366	14,099	4	5	0
Other Services	5,039	12,953	3	4	1
Professional, Scientific, Management Services	21,209	53,792	15	18	3
Public Administration	94	35	0	0	0
Retail Trade	14,157	24,520	10	8	-2
Transportation and Warehousing	7,591	6,604	5	2	-3
Wholesale Trade	7,933	14,773	5	5	-1
Total	129,301	278,221	--	--	--

Table 42 - Business Activity

Data 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	221,720
Civilian Employed Population 16 years and over	199,669
Unemployment Rate	9.95
Unemployment Rate for Ages 16-24	24.67
Unemployment Rate for Ages 25-65	6.46

Table 43 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	68,129
Farming, fisheries and forestry occupations	7,830
Service	17,494
Sales and office	29,712
Construction, extraction, maintenance and repair	10,009
Production, transportation and material moving	7,894

Table 44 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	120,896	66%
30-59 Minutes	48,554	26%
60 or More Minutes	14,214	8%
Total	183,664	100%

Table 45 - Travel Time

Data Source: 2006-2010 ACS

Education: Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	11,293	2,655	12,645
High school graduate (includes equivalency)	27,403	4,800	15,034
Some college or Associate's degree	33,076	3,553	10,618
Bachelor's degree or higher	93,401	3,992	13,476

Table 46 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

Educational Attainment	Age: 18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,179	2,130	1,417	3,149	4,855
9th to 12th grade, no diploma	6,582	5,455	4,384	10,058	6,209
High school graduate, GED, or alternative	14,658	12,654	11,639	22,954	11,231
Some college, no degree	24,509	12,034	9,988	15,097	5,819
Associate's degree	1,245	2,747	3,464	4,059	658
Bachelor's degree	9,828	28,715	18,755	20,620	5,615
Graduate or professional degree	1,118	14,056	13,165	15,760	5,802

Table 47 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,464
High school graduate (includes equivalency)	22,034
Some college or Associate's degree	29,802
Bachelor's degree	52,015
Graduate or professional degree	72,524

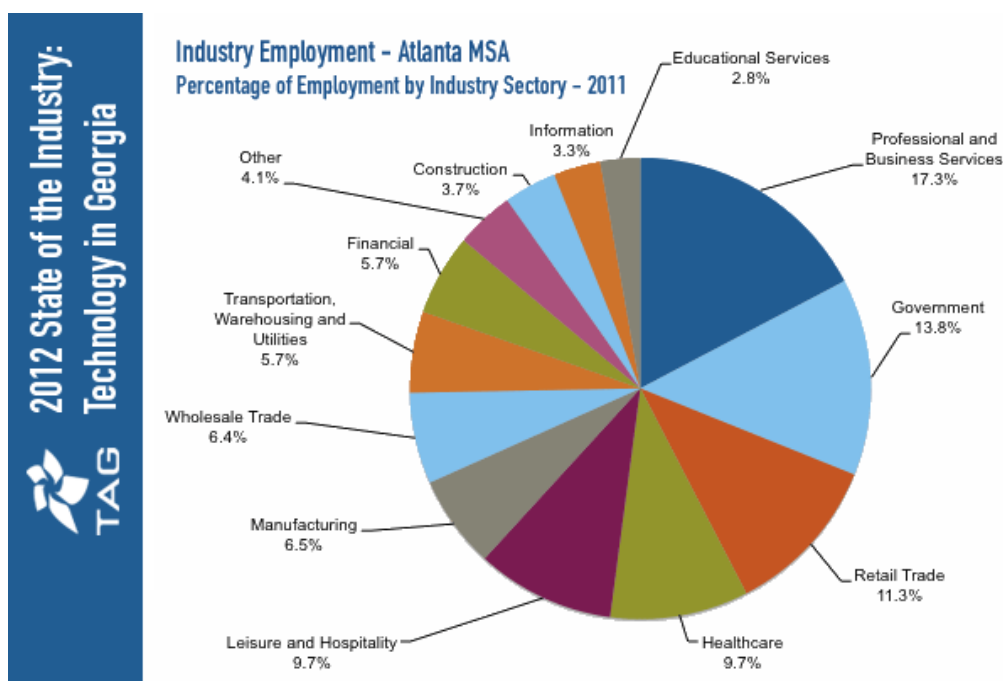
Table 48 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors, based on the number of jobs shown in the Business Activity table, are: Professional, Scientific, Management Services; Arts, Entertainment, Accommodations; Education and Health Care Services; and Finance, Insurance, and Real Estate.

According to the Technology Association of Georgia, the “largest employment sectors in Atlanta belong to the service industries, led by professional and business services. The second highest sector is government reflecting Atlanta as the state capital and a regional center of the federal government. Retail trade, leisure and hospitality and healthcare also make up a relatively high percentage of the Atlanta workforce.” (See graphic, *Percent of Employment by Industry Sector*)



Source: “State of the Industry: Technology in Georgia Report,” The Technology Association of Georgia (http://tagstateoftheindustry.com/2012/state-overview/atlantaeconomy/g20_atlanta_industry_employment.html)

Describe the workforce and infrastructure needs of the business community:

Workforce Needs:

Across the country new job opportunities are being created at a range of skill levels; it is not the case that all 21st century jobs require four years of college. However, the local labor force is often unprepared to meet emerging needs. Expanded internship and mentoring programs, focusing on both college and high school students, can promote skills in science, technology, engineering, and mathematics occupations.

While overall educational attainment rates in the City and in metro Atlanta compare favorably to national rates, there is significant disparity within the population along race/ethnicity

breakdowns, which must be addressed if all residents are to be positioned for success in the labor market. More than 50% of the expected job growth during 2013-2023, in occupations paying a living wage, will require at least a bachelor's degree. Yet only 27% of African Americans age 25 or older and 16% of Hispanics age 25 or older in the Atlanta MSA have a completed bachelor's degree or higher, compared to 40% for Whites and 53% for Asians (American Community Survey 2012, Five-Year Estimates).

Education and training gaps translate to earning gaps. Average monthly earnings for new hires with at least a bachelor's degree in the City's Workforce Investment Area (WIA) in 2012 were \$5,709, compared to \$2,854 for new hires with only a high school diploma or equivalent and \$2,449 for new hires who did not complete high school. Educational disparity in the labor force, especially at the levels existing in the City, suggests that alignment of economic development and workforce development strategies must occur in a way that creates opportunities for people to enter the labor market at all levels of educational attainment, not just jobs requiring bachelor's degrees. (*See SP-70 on employment-related Section 3 compliance.*)

Infrastructure Needs:

Although Atlanta is continuing to make investments in water, transit, and targeted corridors to remain a competitive place to do business, a \$900 million backlog of needed infrastructure improvements remains. The City is planning a bond referendum to address \$250 million of these improvements in 2015. Whether or not this passes, assistance will still be needed from state and federal sources in order for Atlanta's roads and water systems to support the logistics and freight traffic of the entire Southeast. The Atlanta metro area has the nation's fifth-largest concentration of supply chain companies with more than one million employees, many in entry-level positions, in the sector.

By concentrating new mixed-income housing at transit nodes, especially the BeltLine, residents can be connected with employment centers throughout the City. Housing incentives can encourage public employees (14% of Atlanta's workforce), to live in the City, thereby contributing to neighborhood revitalization and decreasing traffic and air pollution. In Downtown Atlanta, the City is creating a streetcar system to enhance mobility. Expansions underway by Georgia State University will add jobs and enhance the core downtown area. Within the Community Development Impact Area (*see SP-10*), low-income residents suffer from a scarcity of reasonably priced goods and services. Businesses in economically depressed retail and commercial areas struggle to obtain renovation financing at reasonable interest rates. Marginal businesses lack accessible capital, and have difficulty getting funding from conventional sources. Planned projects that do obtain bank financing often find these sources provide only partial funding, and low-interest gap financing is needed to make the projects economically feasible. Very small businesses and start-ups are generally not funded by banks, and these also need public support to create new retail and job opportunities in economically disadvantaged neighborhoods.

Within the Community Development Impact Area (*see SP-10*), low-income residents suffer from a scarcity of reasonably priced goods and services. Businesses in economically depressed retail and commercial areas struggle to obtain renovation financing at reasonable interest rates.

Marginal businesses lack accessible capital, and have difficulty getting funding from conventional sources. Planned projects that do obtain bank financing often find these sources provide only partial funding, and low-interest gap financing is needed to make the projects economically feasible. Very small businesses and start-ups are generally not funded by banks, and these also need public support to create new retail and job opportunities in economically disadvantaged neighborhoods.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Atlanta BeltLine is the most comprehensive transportation and economic development effort ever undertaken in the City of Atlanta and among the largest, most wide-ranging urban redevelopment programs currently underway in the United States. The Atlanta BeltLine is a sustainable redevelopment project that will provide a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other. Over a 25 year period, the Atlanta BeltLine, will create \$20 billion of development that will enable community benefits in all areas of the urban core with a focus and commitment to balanced growth and equitable impacts. In 2013, the BeltLine was awarded an \$18 million TIGER V grant from the U.S. Department of Transportation for the development of a 2.5-mile portion of the Atlanta BeltLine in the southwest corridor.

The City of Atlanta is working on several transformative redevelopment projects that involve the sale of public properties to private developers in low income communities. Once complete, these redevelopments have the potential to revitalize these communities. These properties include Turner Field, Underground Atlanta, the Atlanta Civic Center, and Fort McPherson. Each of these planned projects will require significant private sector investments and are expected to create job and business growth opportunities. Fort McPherson in particular has substantial infrastructure needs, as it was home to a U.S. Army facility for over 125 years.

A potential model is the redevelopment of the former City Hall East into Ponce City Market. The City sold the property to Jamestown Properties in 2011 for \$27 million. One of the largest buildings in the Southeast, Ponce City Market is a former Sears warehouse and will be home to Class A office space, retail, and affordable housing units when it opens in late 2014.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Human capital is a competitive advantage for both metro Atlanta and the City of Atlanta. However, there is significant disparity in educational attainment—and therefore labor market outcomes—for African American and Hispanic/Latino residents of Atlanta compared to Asian and White residents. Closing those gaps to ensure that all residents of Atlanta are positioned to succeed in the labor market will be a key priority of economic and workforce development alignment.

Technology workforce availability is a marketable strength for Atlanta. According to a recent analysis, there is currently an oversupply of software developers graduating from education institutions in metro Atlanta, compared to projected job openings at employers in metro Atlanta. "Excess" capacity in software developers is a problem many regions would like to have, including technology centers like Silicon Valley and Austin. Leveraging metro Atlanta's capacity to produce software developers and other types of technology workers is a critical economic development opportunity that should be further explored.

Skilled trades could use additional capacity in several areas. Projections show annual shortages in electricians, machinists, and industrial machinery mechanics, and several other occupations that could present challenges for manufacturers and other industries relying on these types of workers. Many of these jobs require postsecondary credentials of less than a four-year degree and therefore may be suitable targets for workforce development programs focused on people with lower levels of educational attainment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Atlanta Workforce Development Agency (AWDA) is the City of Atlanta's One Stop Center in providing universally accessible workforce development services for job seekers including adults, youth customers and employers.

AWDA offers solutions that can reduce new hire training expenses by up to 50% through Workforce Investment Act (WIA) funded On-the-Job Training (OJT) services. Through the OJT program, companies are able to gain motivated employees and may be eligible for tax credits from \$1,200 to \$9,600 per qualified employee. Jobs must pay a minimum of \$9.00 per hour to qualify.

AWDA also offers employers a customized training program for new hires to meet the needs of a business. This training can be offered in partnership with Atlanta Technical College or the Georgia Quickstart program. Quickstart, an initiative of the Technical College System of Georgia Today, is one of the state's key assets for supporting new and expanding industries. Quick Start delivers training in classrooms, mobile labs or directly on the plant floor, wherever it works best for a company.

AWDA can assist jobseekers with Occupational Skills Training in high growth industries. Title I of the WIA allows qualified jobseeker candidates to establish Individual Training Accounts for occupational skills training from approved training providers, in order to successfully re-enter the workforce.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

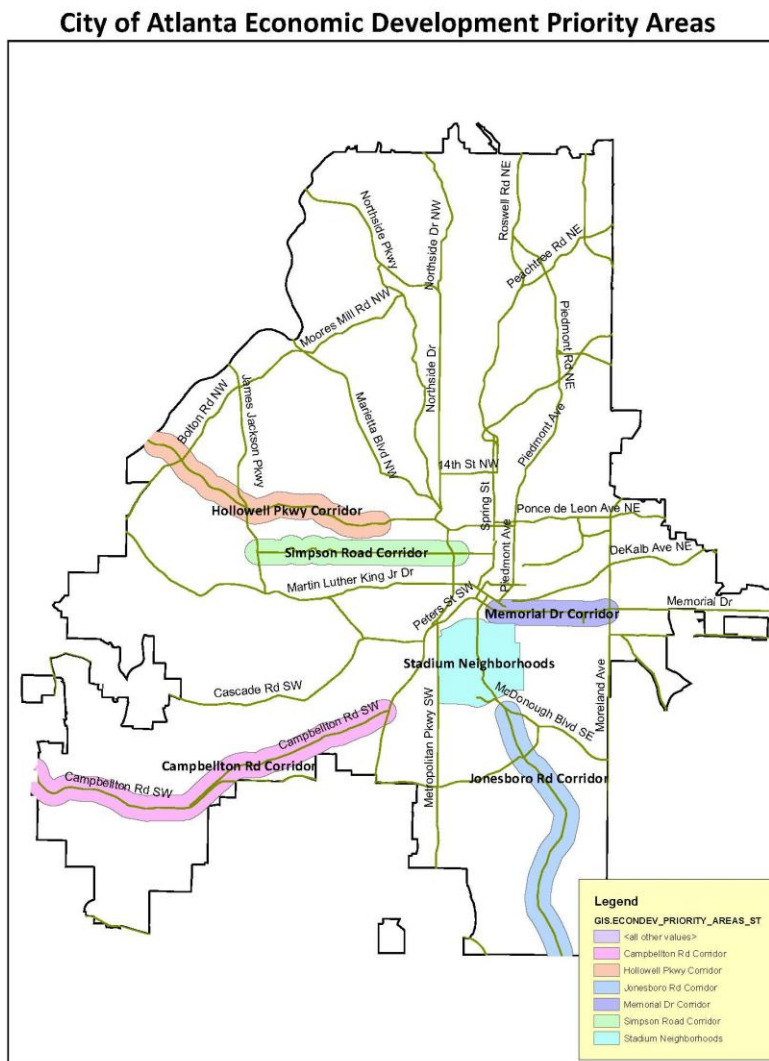
Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The CEDS for the Atlanta region was created in 2012 under the guidance of the Atlanta Regional Commission, and the City of Atlanta and Invest Atlanta actively take part in the resulting Metro Atlanta Economic Competitiveness Implementation Committee.

Atlanta is in the process of completing an Economic Development Strategy and a Workforce Development Strategy. When completed, these strategy reports will detail specific steps the City should take to advance job creation and workforce preparedness goals.

Discussion: The map that follows shows the City's economic development priority areas. These areas lie partially or fully within the Community Development impact Area (*see SP-10*).



MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated?

§NA-10 included two maps that showed the spatial distribution of Atlanta households (*renter-occupied, Map NA-10-6 and owner-occupied, Map NA-10-7*) with two or more housing problems. The concentration of renter-occupied households with multiple housing problems is most pronounced in Neighborhood Planning Unit or NPU I (West Manor, Cascade Heights) and NPU T (Ashview Heights). For owner-occupied households, the concentration of households with two or more housing problems is highest in NPU J (Dixie Hills, West Lake) and NPU K (Hunter Hills, Mozley Park). Concentration is defined here to mean those areas where 17% or more of the households experience two or more housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Map MA-50-1 shows the spatial distribution of race and income in the Atlanta based on data from the 2010 decennial census (race) and the American Community Survey 5-Year 2006-2010 estimates (income). Areas that are predominantly Black, where predominantly is defined as 70% or more, are shown in blue, areas that are predominantly White are in green, and areas that are racially diverse (no dominant racial group) are in yellow. The map also displays the City's Community Development Impact Area (CDIA), defined as census block groups where 51% or more of households have low (less than 50% of AMI) or moderate (50-80% of AMI) income.

The areas of the City that are predominantly Black and predominantly low- or moderate-income generally run along a diagonal from northwest Atlanta (NPUs G and J) to southeast Atlanta (NPU Z). All of the area within NPUs G, J, L, and Z are both predominantly Black and predominantly low/moderate income.

Atlanta does not have a large Asian (3%) or Hispanic population (5%). Map MA-50-2 shows the spatial distribution of Atlanta's Hispanic/Latino population with an overlay of low/ moderate income block groups (CDIA). The largest area of concentration is in NPU D (Bolton Road area), where 53% of the population is Hispanic or Latino; the area is also low/ moderate income. Other low/moderate income areas with relatively high concentrations of Hispanics and Latinos are found in NPUs H (17%), NPUs W (19%) and Y (21%), and NPU F (22%).

Map MA-50-3 shows the distribution of Atlanta's Asian population with an overlay of low and moderate income block groups (CDIA). The largest concentration of Asians is in NPU E, though this is the area that includes the Georgia Institute of Technology and it is likely that the vast majority of these households are students.

What are the characteristics of the market in these areas/neighborhoods?

The recent dynamics of the Atlanta housing market over the past decade have not played out uniformly across all segments of the market (top, middle, and bottom price tiers) nor across all neighborhoods. Map MA-05-3 illustrates the recent performance of the Atlanta housing market (March 2012–June 2014, the period between Atlanta's housing market trough and the most recent data available). Many of the areas that experienced the greatest decline in home value

during this period are areas that are predominantly Black and low/moderate income (*compare with Map MA-50-1*). They also include many of the neighborhoods where households reported multiple housing problems.

Also, as illustrated in Map MA-05-4, the neighborhoods that have seen the weakest recovery in housing prices are predominantly Black and most of these neighborhoods are also low and moderate income areas. Moreover, the concentration of vacant and abandoned houses in these areas depresses the market and creates additional challenges for a more robust recovery. The Strategic Community Investment report, commissioned by the Department of Planning and Community Development in 2013, noted that “of the 12.3 percent total residential parcels (structures and lots) in the city that are vacant, large numbers are concentrated in a few neighborhoods, with many comprising a loose “band” that stretches from Northwest to Southeast Atlanta.” Map MA-20-4 shows the concentration per neighborhood. This concentration correlates with other socio-economic indicators of neighborhood distress.

Are there any community assets in these areas/neighborhoods?

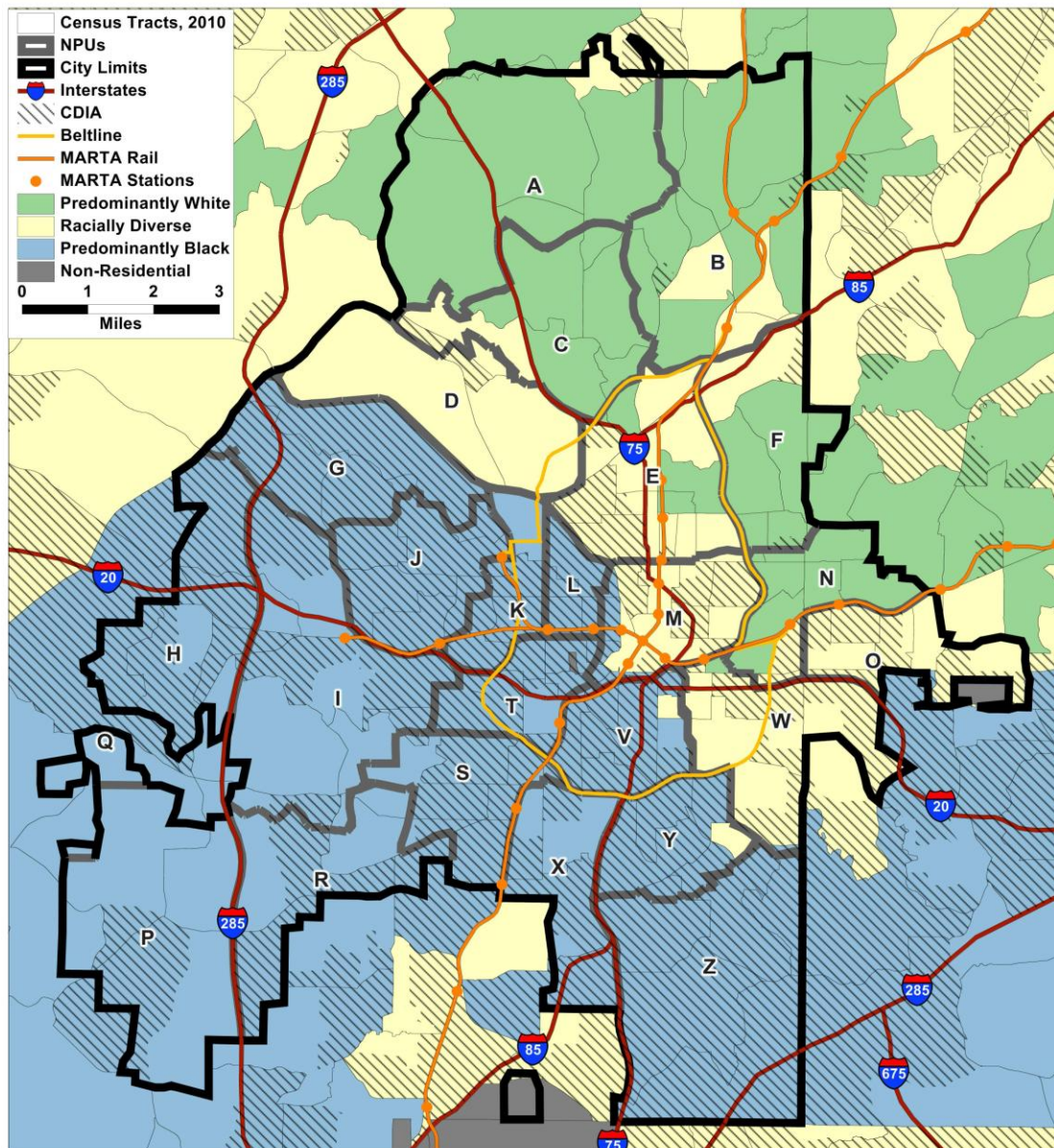
Community assets in these areas include, among others, the Atlanta University Complex (NPU T), which includes four historically black colleges and universities (Clark Atlanta University, Spelman College, Morehouse College and Morehouse School of Medicine) as well as the Interdenominational Theological Center. NPU V is the site of the Annie E. Casey Foundation’s Atlanta Civic Site, which is a place-based initiative, focused on family well-being, education, and sustainable development and also home to several of the city’s community development corporations. NPU L is the site of a major public-private comprehensive community revitalization partnership currently underway to spark people- and place-based improvements in the neighborhoods immediately surrounding the new Atlanta Falcons football stadium.

Access to transit is a key asset for many of Atlanta’s neighborhoods. The Metropolitan Atlanta Rapid Transit Authority (MARTA) is Atlanta’s transit authority. MARTA has recently made transit oriented development (TOD) a high priority and collaboration among community development stakeholders is on-going. Each transit station has been evaluated for development potential and key stations are in the process of being master planned to include an affordable housing component. Increasing mobility options for Atlanta’s residents promise to provide greater access to amenities across the city. The Atlanta BeltLine is a sustainable redevelopment project that will provide a network of public parks, multi-use trails and transit along a historic 22-mile railroad corridor circling downtown and connecting many neighborhoods directly to each other.

Are there other strategic opportunities in any of these areas?

Strategic opportunities in several of these areas have the potential to serve as anchors for neighborhood stabilization and revitalization. These include investment in conjunction with the continued development of the Atlanta Beltline (NPUs J, K, L, T, S, V, X, and Y); construction of a new NFL football stadium and significant private and public investment in the neighborhoods immediately surrounding the stadium site (NPU L and nearby areas); proposed redevelopment of Fort McPherson (NPU S); and redevelopment of the area around the Atlanta Braves Stadium (NPU V) once the Braves move to a new stadium under construction in Cobb County.

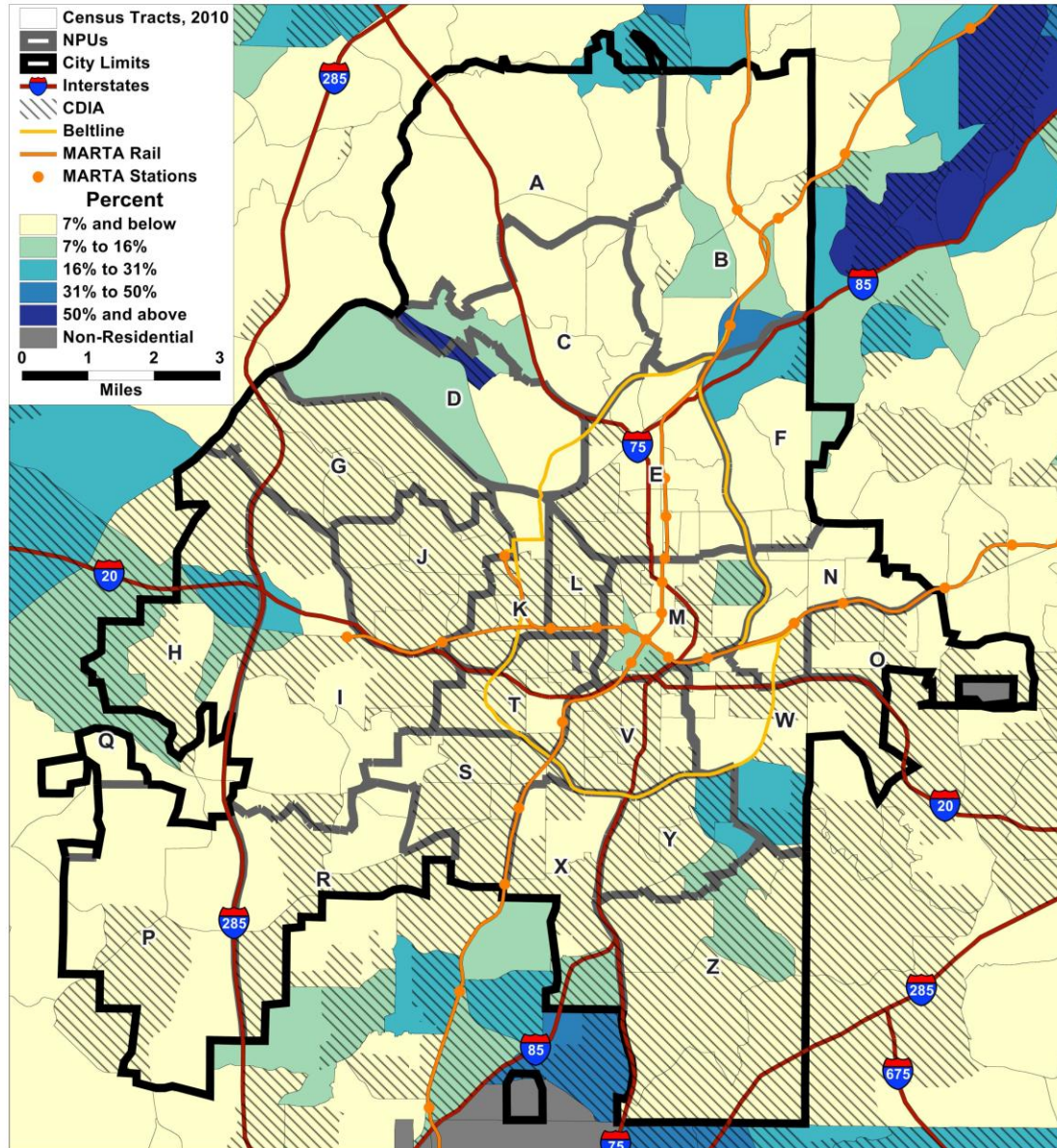
Map MA-50-1: Race and Community Development Impact Area



Note: Classifications denote areas where 70% or more of the population belongs to one racial group. The Community Development Impact Area (CDIA) is defined by Block Groups where 50% or more of the households are low or moderate income.

Data Sources: 2010 Decennial Census, table P5;
HUD, American Community Survey 5-Year 2006-2010 Low and Moderate Income Survey Data

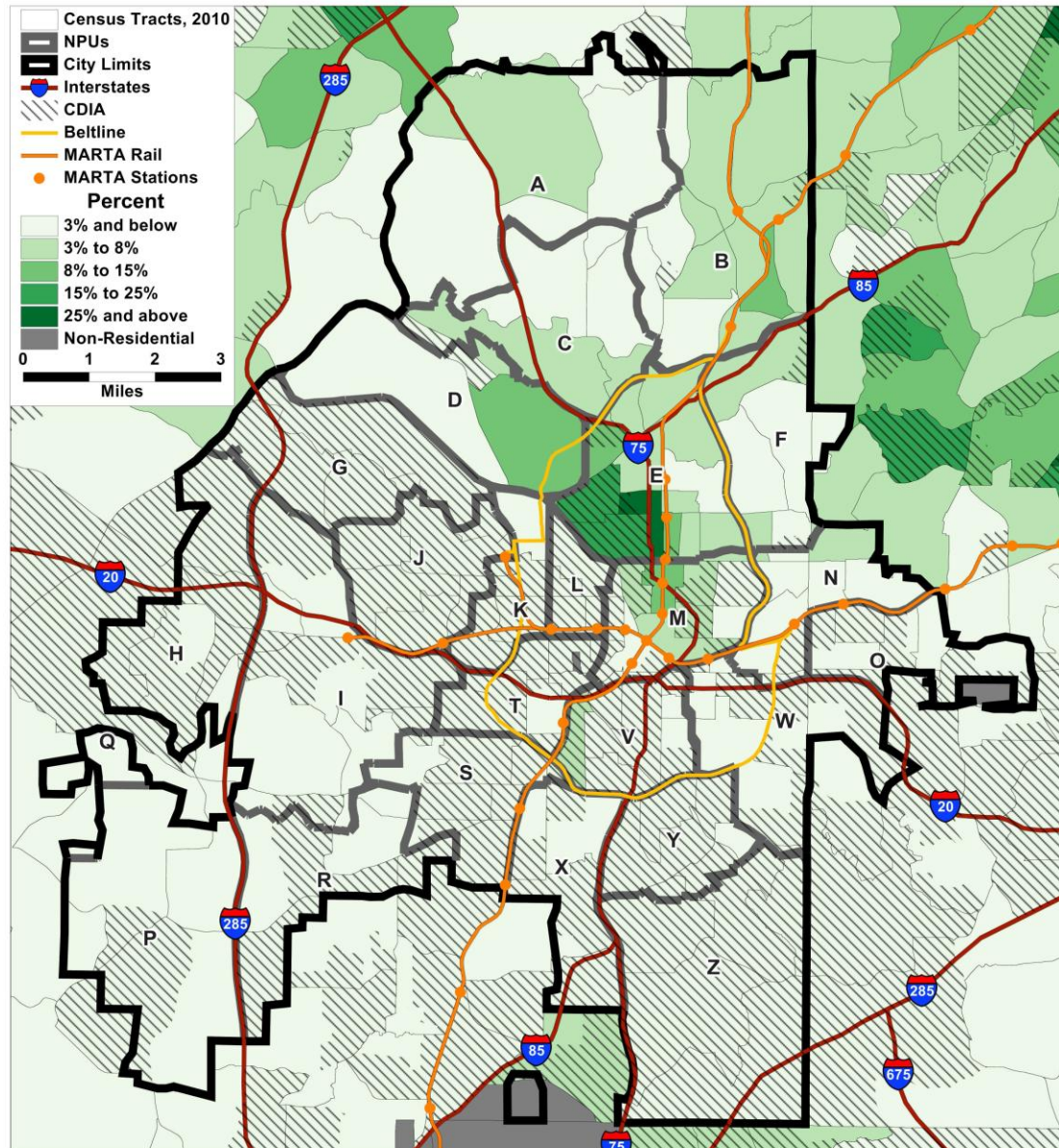
Map MA-50-2: Hispanic/Latino Population and Community Development Impact Area



Notes: Classifications represent "natural breaks" as defined for tracts in Atlanta's 5-county core. The Community Development Impact Area (CDIA) is defined by Block Groups where 50% or more of the households are low or moderate income.

Data Sources: 2010 Decennial Census, table P5;
HUD, American Community Survey 5-Year 2006-2010 Low and Moderate Income Survey Data

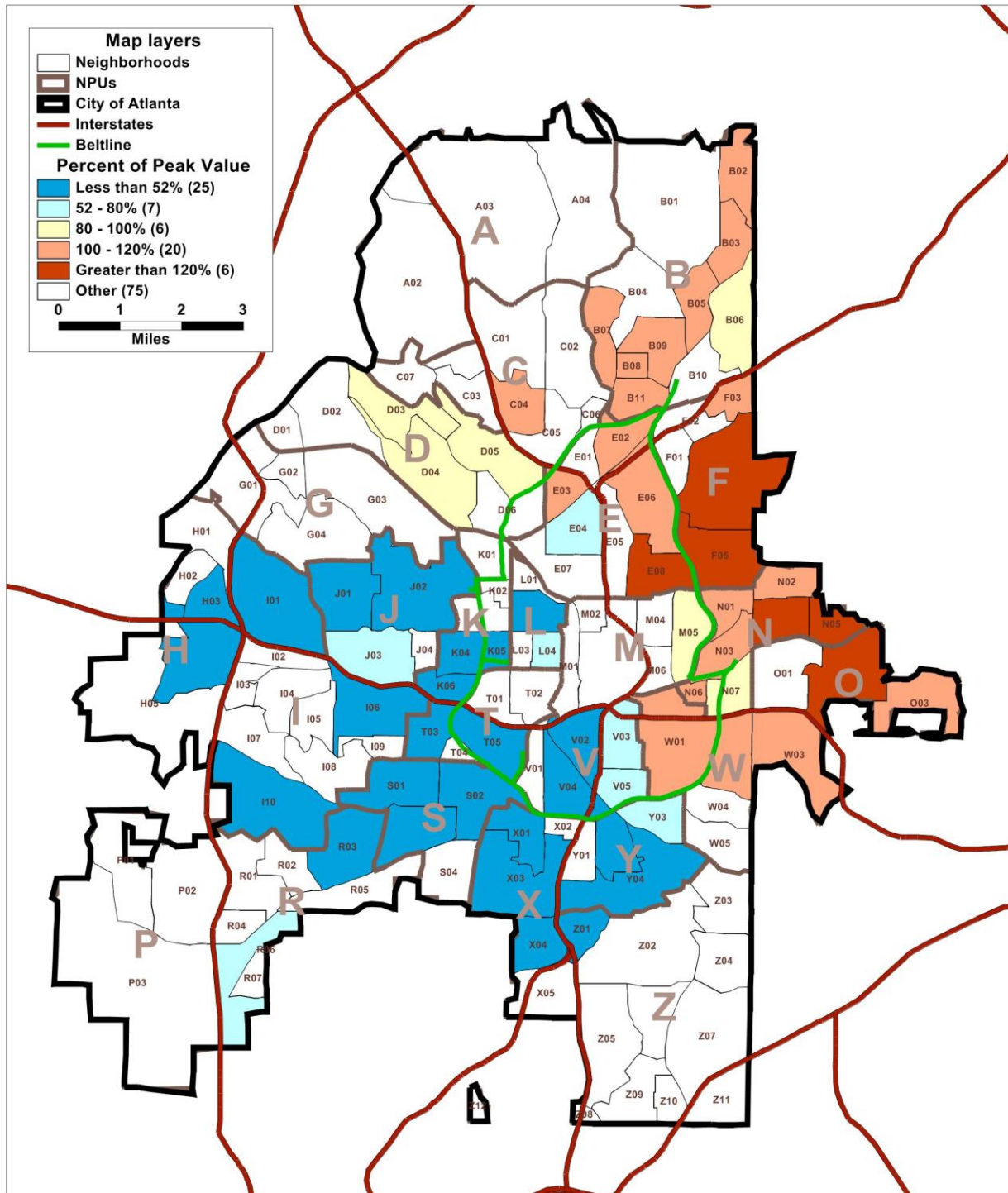
Map MA-50-3: Asian Population and Community Development Impact Area



Note: The Community Development Impact Area (CDIA) is defined by Block Groups where 50% or more of the households are low or moderate income.

Data Sources: 2010 Decennial Census, table P5;
HUD, American Community Survey 5-Year 2006-2010 Low and Moderate Income Survey Data

Map MA-05-4. Current Home Value (June 2014) as a Percentage of Peak Home Value (July 2007)



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Atlanta's strategic plan recognizes the interrelated nature of affordable housing shortages, homeless assistance issues, service needs, poverty, and the revitalization of low income communities. Roughly half of the City's households qualify as low and moderate income, which presents multiple challenges and needs for housing development, neighborhood development, economic development, and human development. The City's strategic approach is based on broad interrelated goals, which cut across grant lines to focus more comprehensively on solutions to interconnected problems.

This plan establishes 6 goals to guide City grant investments for 2015 through 2019:

Affordable Housing Supply including Permanent Supportive Housing: Conserve/expand the affordable housing supply. Potential activities: increasing private-market affordable housing options through development, renovation, and/or adaptive re-use to create housing; creating and sustaining permanent supportive housing for persons with disabilities; supporting housing affordability for low-income homeowners through weatherization, energy conservation, and/or emergency repairs; and encouraging transit-oriented housing development that improves residents' access to public transportation and job opportunities

Affordable Housing Access and Support: Increase access to affordable housing. Potential activities: downpayment assistance for first-time homebuyers; rapid re-housing (RRH) options for various population groups, including single adults and families; TBRA to support families with children as well as families and individuals with HIV/AIDS; housing-placement, move-in financial aid, furnishings, and essential household items for homeless persons who are ready for independent living; support for PSH for persons with disabilities including those with HIV/AIDS, veterans with PTSD, chronic homeless individuals and families

Homeless Assistance: Assist homeless persons to move towards stable, economically sustainable, long-term housing as rapidly as possible. Potential activities: addressing crisis needs; conducting street outreach; providing temporary housing options including residential treatment and re-entry support; linking to supportive services and to mainstream resources to develop cash and non-cash income; provision of subsidies and support services for vulnerable and disabled populations, including persons with HIV/AIDS, homeless families, and youth, through rapid re-housing and TBRA assistance (up to 2 years); and facilitating access to permanent housing options, including supportive housing, through housing search and placement services and essential furnishings and household items at move-in; capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for facilities providing homeless assistance; and the provision of long term supportive housing for the chronically homeless and those with serious and continuing services needs.

Housing Stabilization: Assist low/moderate income persons to avoid homelessness and remain housed. Potential activities: homelessness-prevention assistance including financial aid and/or supportive services to remain in their homes or to relocate to more affordable housing, TBRA assistance (for special populations, up to 2 years), and services such as budget counseling and legal assistance; support newly housed, formerly homeless persons to remain stable through aftercare and supportive services, including short to medium term rental assistance as needed.

Neighborhood Stabilization: Support the revitalization of low/moderate-income neighborhoods. Potential activities: improvements to public facilities and infrastructure, including accessibility improvements; demolition of blighted structures; code enforcement; reclamation of vacant/foreclosed properties; capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for community facilities used for ConPlan-eligible purposes.

Economic Development: Support economic development efforts that benefit low/moderate income persons and neighborhoods. Potential activities: provision of low-interest loans and gap financing for disadvantaged businesses, small businesses, and start-ups; support for initiatives that encourage job creation, especially entry-level jobs with opportunity for advancement and jobs paying adequate wages; provision of low-interest loans and gap financing to support accessible, reasonably priced goods and services for residents of low and moderate income communities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area: Community Development Impact Area

Boundaries:

The Community Development Impact Area or CDIA (*see map*) consists of those census block-groups in which at least 51% of the households earn less than 80% of the City median income, based on 2010 U.S. Census data. The CDIA geographic areas are also referred to as low- and moderate-income areas. Atlanta's 2010 median household income of \$45,800 was 12% lower than Georgia's median of \$52,162 and 18% lower than the national median of \$55,970.

The CDIA covers roughly two-thirds of the City and lies mostly south of the I-20 expressway, but a significant portion lies to the west, extending from downtown to the western City limits. The CDIA has changed noticeably from 2000 to 2010. Increasing income levels in the neighborhoods east of downtown have removed those areas from qualification for area-benefit projects, while several new low-income pockets have developed in the northern quadrant of the City. As shown on Map MA-50-1, the population of the CDIA is largely black, with some racially diverse neighborhoods to the northeast and northwest of the city center.

How CDIA was identified:

The target area was identified based on U. S. Census income data at the blockgroup level. The CDIA map is presented at annual public hearings and is available online as a part of the annual proposal package.

Housing and commercial characteristics:

The CDIA has a high incidence of households, both owners and renters, burdened by housing costs in excess of 30% of their income (*see Maps NA-10-3, 4, and 5*). Poverty levels are much higher in the CDIA than in the rest of the City, generally ranging from 21% of the population, to over 50%, living in poverty. The CDIA has a higher percentage of renters; generally 24% or more of all occupied housing units are rental units. Retail shopping and service facilities are limited, with fewer major grocery chains or "big-box" stores than in other areas of the City.

Needs in the CDIA:

Needs include housing rehabilitation, infill residential construction, demolition of blighted properties, renovation and accessibility improvements for public facilities and infrastructure, and commercial and retail opportunities.

Opportunities for improvement:

Affordable vacant land presents opportunities for new residential development. The BeltLine project offers significant opportunities for residential, commercial, and mixed-use development.

Barriers to improvement:

Barriers to improvement include: limited household income, which acts as a disincentive to private development; foreclosed REO property that is not yet released to the market; and unclear title to property that has been foreclosed or that has tax liens.

General Allocation Priorities**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

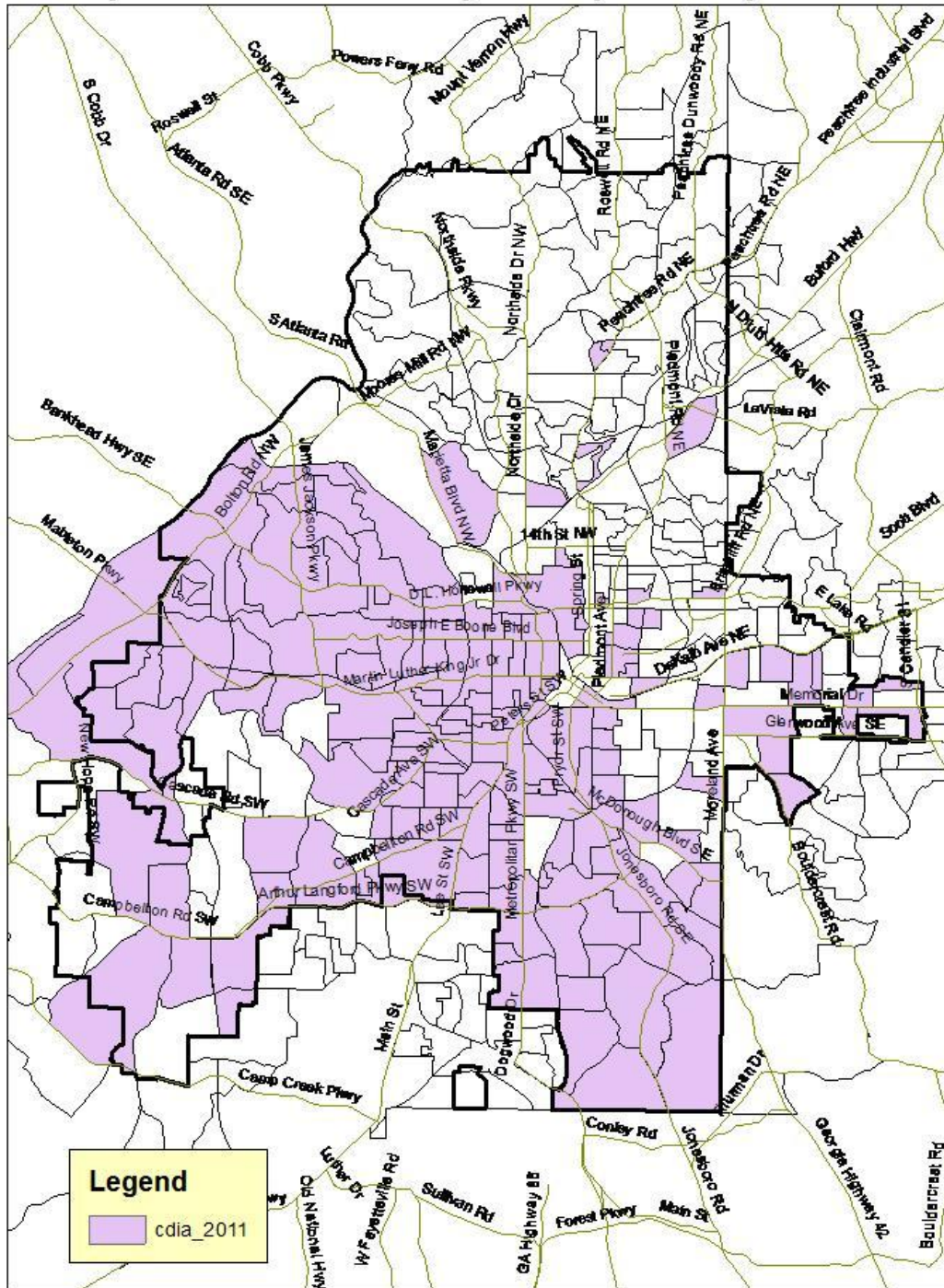
Area-benefit projects and Citywide activities: Area-benefit projects under CDBG, such as recreational facilities, are located within the Community Development Impact Area or CDIA. Projects that directly benefit individual low/moderate-income households or clients, such as human services under CDBG or single-family housing rehabilitation under HOME, generally operate on a Citywide basis. ESG is also Citywide, there is no geographic sub-area or emphasis. For HOPWA, the geographic area is the entire 29-county EMSA, but projects from outlying areas are encouraged (given priority in the proposal rating process).

Transit-Oriented Development or TOD: TOD is encouraged by the City, as TOD provides significant environmental and economic benefits. TOD is top-ranked by community stakeholders and homeless-assistance providers as well. In a recent survey concerning housing priorities for Atlanta, respondents were asked to weight the importance of 6 factors to be used by the City in considering potential housing projects. Respondents gave the most weight to TOD, with a mean score of 4.1 out of 5. (Appendix, "Atlanta Priorities Survey Report, June 2014.") Over a dozen rapid-transit stations are located in or immediately adjacent to the CDIA, providing opportunities for affordable and mixed-income housing development and mixed-use development that offers work-live-play communities. TOD affordable-housing projects are prioritized in the City's proposal rating process.

Blighted, vacant, and foreclosed property: Another question in the housing-priorities survey asked respondents to assess the importance of 10 housing-related activities that are eligible for HOME or CDBG funding. The most-cited activity was demolition of blighted structures, named by 94.7% of the respondents. The second most-cited activity was reclamation of vacant and foreclosed properties, named by 84.2%. The importance of these activities is supported by the 2013 Strategic Community Investment (SCI) report “Creating Linkages and Eliminating Barriers” (<http://ditweb.atlantaga.gov/sci/sci7.pdf>), prepared for the City by ADP Solutions. The SCI report notes that “the recent collapse of the housing bubble has left many of Atlanta’s neighborhoods plagued with an overabundance of foreclosed and vacant residential properties...in the City of Atlanta, there were 1,500 foreclosures listed for sale during the last year, and July 2012 saw only 97 foreclosures listed for sale.” The report documented the extreme geographic concentration of blighted properties and blighted vacant lots, with just 10 neighborhoods (4% of the City’s total) containing over 40% of the parcels in poor or deteriorated condition. All 10 of these neighborhoods are in the CDIA.

The BeltLine: The Atlanta BeltLine project offers opportunities for new development and neighborhood revitalization in parts of the CDIA. BeltLine redevelopment will follow a 22-mile railroad corridor circling downtown, connecting 45 intown neighborhoods, including more than a dozen CDIA neighborhoods that lie to the immediate south and west on the central city. Over the life of the Atlanta BeltLine Project, these key elements will be developed: 22 miles of pedestrian friendly rail transit; 33 miles of multi-use trails; 1,300 acres of parks; and 5,600 units of affordable housing. Additionally, 1,100 acres of brownfields will be remediated. BeltLine funding is coming from multiple sources outside of the Consolidated Plan grants, including Tax Allocation District financing, Park Improvement Bonds and Department of Watershed Management and City of Atlanta Capital Improvement Program funds, and funding from a capital campaign. HOME or CDBG funding are potentially available for BeltLine-related projects in the CDIA.

City of Atlanta Community Development Impact Area



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing Supply including Permanent Supportive Housing
	Priority Level	High
	Description	<ul style="list-style-type: none"> -Affordable housing for low and moderate income households, including accessible housing for those with disabilities -Affordable housing options in proximity to public transit -Rehabilitation of homeowner units -Acquisition/rehabilitation of multi-family units -Weatherization/energy conservation, and emergency repairs for homeowners -Development of PSH for persons with disabilities including those with HIV/AIDS, veterans with PTSD, and chronic homeless individuals and families -Very low-cost housing for homeless families, for extremely low and very low income households
	Population	
	-Income levels	Extremely Low; Low; Moderate
	-Family Types	Large Families; Families with Children; Elderly
	-Homeless	Chronic Homelessness; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence
	-Non-Homeless Special Needs	Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with HIV/AIDS and their Families
	Target Areas Affected	City of Atlanta; Atlanta EMA
	Associated Goals	Affordable Housing
	Basis for Relative Priority	The supply of affordable housing has been significantly diminished due to the recent housing financing crisis and subsequent foreclosure, housing abandonment, and demolition. The levels of poverty and homelessness in the City of Atlanta, and the high level of chronic homelessness, make the development of affordable housing options a high priority. The large number of persons living with HIV/AIDS in the Atlanta EMA supports a high priority for housing options for this population.

Table 49.1 – Priority Needs Summary

2	Priority Need Name	Affordable Housing Access and Support
	Priority Level	High
	Description	-Down-payment assistance for first-time homebuyers -Rapid re-housing (RRH) options for various population groups, including single adults and families -TBRA to support families with children as well as families and individuals with HIV/AIDS -Housing-placement, move-in financial aid, furnishings, and essential household items for homeless persons who are ready for independent living -Support for PSH for persons with disabilities including those with HIV/AIDS, veterans with PTSD, chronic homeless individuals and families
	Population	
	-Income levels	Extremely Low; Low; Moderate
	-Family Types	Large Families; Families with Children; Elderly
	-Homeless	Chronic Homelessness; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence
	-Non-Homeless Special Needs	Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with HIV/AIDS and their Families
	Target Areas Affected	City of Atlanta; Atlanta EMA
	Associated Goals	Affordable Housing
	Basis for Relative Priority	The recent housing financing crisis has resulted in much tighter financing requirements, limiting home-purchase possibilities for low/moderate income households. The levels of poverty and homelessness in the City of Atlanta, and the high level of chronic homelessness, make access to affordable housing options a high priority. The large number of persons living with HIV/AIDS in the Atlanta EMA supports a high priority for housing access and support for this population.

Table 50.1 – Priority Needs Summary

3	Priority Need Name	Assistance for Currently Homeless Persons and Families
	Priority Level	High
	Description	<p>-Emergency shelter</p> <ul style="list-style-type: none"> •Emergency shelter to house unsheltered population •Emergency/overflow shelter for homeless women, women with children •Domestic violence shelter and services •Low barrier shelter for severely mentally ill persons and for active substance abusers <p>-Very short-term housing options including hotel/motel vouchers and recuperative care housing for homeless persons w/ special needs, or for whom no other housing is immediately available</p> <p>-Supportive services:</p> <ul style="list-style-type: none"> •Services directed to securing sustainable income (employment, cash and non-cash mainstream benefits) for homeless •Physical/mental health services for homeless, especially for service-resistant unsheltered homeless •Affordable child care for homeless families <p>-Assistance targeted to homeless single individuals</p> <p>-Treatment targeted to homeless with chronic substance abuse problems</p> <p>-Assistance targeted to chronic homeless (CH) individuals</p> <p>-Treatment, services, and supportive housing targeted to Community Court clients, who are primarily homeless</p> <p>-Street outreach with priority on most vulnerable, including mentally/physically disabled persons, families with children, unaccompanied minors</p> <p>-Day service centers and programs to address immediate and crisis needs (food, clothing personal care items, diapers, etc.), and to connect unsheltered and sheltered homeless with service system</p> <p>-Affordable, readily available transportation that enables homeless persons to access housing, support services, employment, and mainstream services</p> <p>-Assistance with IDs, birth certificates, immunizations, disability certifications, other services/documents needed to access/qualify for mainstream benefits</p> <p>-Better outreach and services for homeless teens</p>
	Population	
	-Income levels	Extremely Low; Low; Moderate
	-Family Types	Large Families; Families with Children; Elderly
	-Homeless	Chronic Homelessness; Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence; Unaccompanied Youth
	-Non-Homeless Special Needs	NA
	Target Areas	City of Atlanta; Atlanta EMA
	Associated Goals	Homeless Assistance
	Basis for Relative Priority	The levels of homelessness in the City of Atlanta, the high level of chronic homelessness, and the large number of persons living with HIV/AIDS in the Atlanta EMA make homeless assistance a high priority.

Table 51.3 – Priority Needs Summary

4	Priority Need Name	Homelessness Prevention and Support for Those At Risk
	Priority Level	Low
	Description	-Assistance in keeping newly housed families and individuals stabilized in independent living -Services to prevent homelessness or avoid premature institutionalization, especially for frail elderly and disabled, including persons with HIV/AIDS
	Population	
	-Income levels	Extremely Low; Low; Moderate
	-Family Types	Large Families; Families with Children; Elderly
	-Homeless	Individuals; Families with Children; Mentally Ill; Chronic Substance Abuse; Veterans; Persons with HIV/AIDS; Victims of Domestic Violence
	-Non-Homeless Special Needs	Elderly; Frail Elderly; Persons with Mental Disabilities; Persons with Physical Disabilities; Persons with Developmental Disabilities; Persons with Alcohol or Other Addictions; Persons with HIV/AIDS and their Families
	Target Areas	City of Atlanta; Atlanta EMA
	Associated Goals	Housing Stabilization
	Basis for Relative Priority	The development of more affordable housing and the provision of re-housing aid for homeless persons are more direct methods of addressing the causes of housing stability than prevention services; thus these are higher priority. ConPlan resources for homeless prevention are supplemental to other sources, including the Emergency Food and Shelter Program, United Way, and utility bill assistance programs. These sources generally have more funding available, faster response times, and fewer processing and reporting requirements. Although HOPWA consumers indicate that prevention aid is a high need, the City has documented a low level of actual demand for prevention services, historically at only 3% of grant resources.

Table 52.4 – Priority Needs Summary

5	Priority Need Name	Neighborhood Revitalization, Community Facilities, Infrastructure
	Priority Level	Low
	Description	-Renovation/ adaptation of recreational/community facilities in CDIA -ADA accessibility improvements at recreational and community facilities -Sidewalks and handicapped-accessible curb ramps in low/mod areas -Capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for facilities used by non-profits/community-based organizations that are implementing ConPlan-funded/related programs -Demolition of blighted structures, code enforcement, reclamation of vacant/foreclosed properties
	Population	
	-Income levels	Extremely Low; Low; Moderate
	-Family Types	NA
	-Homeless	NA
	-Non-Homeless Special Needs	NA
	Target Areas	CDIA; City of Atlanta
	Associated Goals	Neighborhood Revitalization
	Basis for Relative Priority	Community facilities, especially recreational facilities, are repeatedly identified by residents as a priority. Although public works are primarily funded by General Fund (GF) and bond resources, ConPlan grant resources enable needed projects in low/moderate income areas to be completed on an accelerated schedule. Grant resources also fund some non-profit facility projects that are not eligible for GF or bond funding.

Table 53.5 – Priority Needs Summary

6	Priority Need Name	Economic Development
	Priority Level	Low
	Description	-Low-interest loans and gap financing for disadvantaged businesses, small businesses, start-ups -Accessible, reasonably priced goods and services for residents of low and moderate income geographic areas -Job creation, especially entry-level jobs with opportunity for advancement and jobs paying adequate wages
	Population	
	-Income levels	Extremely Low; Low; Moderate
	-Family Types	NA
	-Homeless	NA
	-Non-Homeless Special Needs	NA
	Target Areas	CDIA
	Associated Goals	Economic Development
	Basis for Relative Priority	The City's primary role in economic development lies in encouraging appropriate development and providing supplemental financing where private market opportunities are limited. Other funding resources, outside of ConPlan grants, include various tax credit program including Opportunity Zone credits, bond financing, and clean energy financing. Workforce development is provided by the Atlanta Workforce development Authority.

Table 54.6 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Map NA 10-5 depicts the level of renter cost burden and clearly indicates high levels of need throughout the City. The greatest concentrations (71% and above) are in portions of NPU-L and K in the City's urban core. TBRA is currently used in the City and remains a mid-level priority. Given Fair Market Rent levels in high cost areas where the need for subsidy is greatest , the City is limited in its capacity to provide the level of subsidy needed to assist more than a relatively small number of residents.
TBRA for Non-Homeless Special Needs	Persons living with HIV/AIDS (PLWHA) in outlying areas of the EMA have difficulty finding affordable rental units. PLWHA who are being released from institutions, especially those released from jail or prison, confront obstacles in obtaining any rental units, affordable or not. The City will direct TBRA resources to assist these persons.
New Unit Production	As the Needs Assessment and Market Analysis have shown, there is a need for new affordable units. However, the location of these units and there proximity to transit, jobs, and educational opportunities, increases the subsidy requirements for new construction. As the market has improved, the production of new units continues to be a priority for Atlanta.
Rehabilitation	The vacancy rates in Atlanta have increased by 110 percent from 2000 to 2010 creating an existing housing stock that could be made affordable through acquisition and rehabilitation. Rehabilitation of both rental and homeownership units is a high priority. Based on a survey conducted from December 2011-August 2012 of Atlanta's housing stock, more than three-fourths (78%) of the City's residential structures were rated good and about one out of five (18%) were rated fair. About 2,500 structures were rated poor (2%) and about 1,400 were considered to be deteriorated (1%). Map MA-20-1 displays the percentage of residential structures in fair, poor, or deteriorated condition. As the map shows, the greatest concentration of problem structures are found in parts of NPU F, NPU L, NPU T, NPU K, and NPU V, where 60 percent or more of the residential structures were classified as fair, poor, or deteriorated.
Acquisition, including preservation	Typically, the City has supported acquisition jointly with rehabilitation. Rehabilitation has already been identified as a high priority for the City. As the findings from the Needs Assessment and Market Analysis demonstrate, the foreclosure crisis has increased the vacancy rate leaving roughly 39,431 units of housing vacant. Additionally, Table MA-10-2 list the number of expiring subsidized units. A focus on acquisition, rehabilitation, and preservation are high priorities for the City.

Table 55 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Information on leveraging of additional resources is based upon projections of projects to be funded in subsequent years, and on actual matching resources provided during 2013 and 2014.

Anticipated Resources

			Expected	Amount	Available	Year 1	Expected Amount	
Program	Source of Funds	Uses of Funds	Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Available Remainder of ConPlan: \$	Narrative Description
CDBG	Public-Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	6,861,534	200,000	0	7,061,534	27,446,136	Year 1 funds = anticipated 2015 CDBG award plus program income.
HOME	Public-Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,648,209	250,000	0	1,898,209	6,592,836	Year 1 funds = anticipated 2015 HOME award plus program income.
ESG	Public-Federal	Financial Assistance Overnight shelter Services Rapid re-housing (rental assistance) Rental Assistance (homeless prevention) Transitional housing (previously assisted)	579,189	0	0	579,189	2,316,756	Year 1 funds = anticipated 2015 ESG award.
HOPWA	Public-Federal	Permanent housing in facilities Permanent housing placement STRMU TBRA Short term or transitional housing facilities Supportive services	12,737,197	0	0	12,737,197	40,000,000	Year 1 funds = anticipated 2015 HOPWA award.

Table 1 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

City funding serves as gap-financing for housing development projects, and leverages private dollars for any HOME funded project. The City continues to work towards increasing private sector participation in the projects of non-profit housing providers. On a case-by-case basis, Multi-family Bond and Housing Opportunity Bond Program funds are allocated to HOME multi-family rental property as matching funds. The Housing Opportunity Bond Program also provides single-family deferred loans equal to 10% of the purchase price, which match down-payment assistance loans made under the HOME grant.

ESG matching requirements are met by: funds from the City's CDBG award, as some projects are jointly funded by CDBG and ESG; non-HUD federal funding; and by private funding including cash grants from local foundations and private donations. The City's ESG funding leverages substantial in-kind support. This support varies from project to project but includes reduced rent or free space, donated materials and supplies, and volunteer services.

Invest Atlanta's small business loan programs typically leverage 2-3 times the amount of the public investment. Leveraged resources include bank financing and equity funds from the borrowers. Because the primary loan fund is revolving, with repayments replenishing the fund, the initial public investment can repeatedly generate leveraged resources over time. With the default rate currently below 2%, small business lending is a significant generator of private investment within the City's low and moderate income neighborhoods.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City-owned properties that may be improved using ConPlan resources, particularly CDBG funding, include recreational facilities and community centers in low-moderate income areas. Sidewalks, and accessibility improvements for sidewalks and curbs, may be installed in these areas, especially in locations with high pedestrian usage such as routes commonly used by schoolchildren or by persons walking to bus stops or transit stations.

The Fulton Atlanta Land Bank Authority (LBA) was created to hold, manage and develop vacant, abandoned and tax-foreclosed properties, and to return these properties to productive use. The LBA encourages redevelopment in neighborhoods that have been blighted by an out-migration of residents and businesses. Developers use LBA properties for various projects including greenspace, affordable single family and multi-family housing, and some commercial use. More than 350 properties have been conveyed for development to date. The LBA maintains an online inventory of available properties (<http://www.fccalandbank.org/deeds.htm#available>)

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Atlanta	Government	Affordable Housing: ownership Affordable Housing: rental Homelessness Public Services Non-homeless Special Needs Planning Public Facilities Neighborhood improvements	Jurisdiction
Atlanta Housing Authority	PHA	Public Housing	Jurisdiction
Atlanta Development Authority	Redevelopment Authority	Economic Development	Jurisdiction
Partners For HOME	Continuum of Care	Homelessness	Jurisdiction
HOPWA Provider Collaborative	Regional Organization	Homelessness Non-homeless Special Needs: Public Services	Region
Ryan White Program, Metropolitan Atlanta HIV Health Services Planning Council: HOPWA Committee	Regional Organization	Homelessness Non-homeless Special Needs: Public Services	Region

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Centralized grants management enables a coordinated annual RFP process for all Consolidated Plan grants, which incorporates departmental and citizen reviews, a consistent evaluation approach, and collaborative budgeting with the primary implementation units. Fluctuations in annual grant amounts can make longer-term budgeting and planning difficult. The HOPWA grant has varied by \$1-2 million annually but in 2014 more than doubled. In the past 5 years, CDBG funding has dropped by more than 18% and HOME funding by 58%.

A very strong and productive working relationship is in place between the City's Department of Planning and Community Development and the Atlanta Development Authority, aka Invest Atlanta, which implements economic development and housing initiatives for the City.

Partners For Home, or P4H, is the new coordinating and oversight body for the Atlanta CoC. As an quasi-independent non-profit, P4H may have more flexibility in implementing CoC-related

initiatives. However, it is not supported by any dedicated City funding, which could present financial challenges. P4H is not fully operational as of the fall of 2014, so start-up issues can be expected. Coordination between the emerging CoC and the City units involved in ESG and CDBG homeless-related activities is being strengthened, with a focus on aligning ESG and CoC priorities. The working relationship between the CoC and the Atlanta Housing Authority also has been strengthened, especially around housing options for homeless persons and homeless veterans.

The HOPWA Collaborative and the HOPWA Committee of the Ryan White Program engage the provider community and consumers effectively in planning and implementing services and housing for persons living with HIV/AIDS.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	x	x	x
Legal Assistance	x	x	x
Mortgage Assistance	x	x	x
Rental Assistance	x	x	x
Utilities Assistance	x	x	x
Street Outreach Services			
Law Enforcement	x	x	
Mobile Clinics	x	x	
Other Street Outreach Services	x	x	
Supportive Services			
Alcohol & Drug Abuse	x	x	x
Child Care	x	x	x
Education	x		x
Employment and Employment Training	x	x	x
Healthcare	x	x	
HIV/AIDS	x		x
Life Skills	x	x	x
Mental Health Counseling	x	x	x
Transportation	x	x	x
Other			
Other: Furniture Distribution	x	x	x
Other, specify			

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

- Street outreach groups and PATH and ACT teams work to connect unsheltered homeless persons, especially the chronic homeless and persons with severe mental illness, to shelter and service providers.
- Through multi-site centralized intake and assessment, homeless persons will enter the system of care and connect with appropriate available temporary and permanent supportive housing options. Temporary housing providers range from a 13-bed Shearith Israel shelter for single women, to large shelter and transitional programs at Salvation Army and Atlanta Mission. Several residential addiction treatment programs, including St. Jude's Recovery Center, Covenant Community, Trinity Community Ministries, and Salvation Army, offer treatment services for homeless with addictive disorders.
- Hotel/motel vouchers provide short-term housing for persons and families who cannot immediately be placed in other housing. Vouchers are available through Travelers Aid and Living Room.
- Providers of services and of temporary housing continue to be trained in SOAR and Georgia Compass protocols to connect homeless persons to appropriate mainstream resources.
- Assistance in obtaining IDs and birth certificates is provided by service programs including Crossroads Community Ministries, the Central Outreach Center, and the Georgia Law Center on Homelessness and Poverty.
- Needed health care is provided by Grady Hospital, and by St. Joseph's Mercy Care and Community Advanced Practice Nurses, both of which provide clinical services at multiple sites to facilitate access to care.
- Families are connected with free-standing and shelter-based childcare services at the Atlanta Children's Shelter, My Sister's House of Atlanta Mission, Genesis Shelter, and Our House in Decatur.
- Employment assistance is secured through the First Step Staffing program, which also provides benefits assistance, the Atlanta Center for Self Sufficiency, and Workforce Development.
- Transportation assistance is offered through multiple service providers in the form of rapid-transit cards. A new transportation initiative being undertaken by St. Joseph's Mercy Care may create future bus-based transportation options for the homeless.
- Housing search and placement services are offered by providers including Project Community Connections Inc. Transition housing providers and support-services providers offer financial assistance for homeless persons moving to independent living. The Furniture Bank of Metro Atlanta provides essential furnishings and household items at the time of move-in.
- TBRA funding is available from Nicholas House, for families, and Living Room for HIV+ homeless persons. Rapid Re-Housing under the CoC or ESG funding is provided by Travelers Aid, Project Community Connections, the Partnership Against Domestic Violence, the Atlanta Center for Self Sufficiency, and CaringWorks.
- Several organizations provide permanent housing options for veterans, including the Atlanta Housing Authority (Veterans Affairs Supportive Housing), Travelers Aid (Supportive Services for

Veteran Families), and the Veterans Empowerment Organization (permanent supportive housing).

- Housing options for youth are provided by Covenant Community through Shelter Plus Care and the Supportive Housing Program and by the Chris Kids' transitional program.

- For families who have transitioned to independent living, several programs provide aftercare support to assist in keeping these families stabilized during the sometimes challenging initial period of re-housing. Providers include Nicholas House, Genesis Shelter, and Buckhead Christian Ministries.

- Permanent supportive housing (PSH) will be available from more than 20 different agencies, serving a wide range of needs including families and single adults, HIV+ persons, and persons in recovery from addictive disorders. PSH for formerly homeless persons with mental illness is provided by Community Friendship and Georgia Rehabilitation Outreach.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths, HOPWA:

- Atlanta's percentage of HIV+ homeless is much higher than other large cities, 8-9% vs. 1%. The large 2014 increase in HOPWA funds has been allocated to longer-term tenant-based rental assistance, to be provided through AID Atlanta. This funding increase, coupled with a highly experienced provider, strengthens Atlanta's ability to reduce homelessness among HIV+ persons.

- The flexible contract budgeting used for Atlanta's HOPWA agencies ensures that funds can shift quickly to meet consumer demand for specific services. HOPWA also utilizes a 2-year funding approach that gives agencies increased funding stability.

Gaps, HOPWA:

Services are concentrated within and around downtown Atlanta; consumers in outlying areas are not easily served in their communities of origin. However, with the large 2014 funding increase, HOPWA TBRA can cover all 29 counties of the EMSA, with the housing to be provided where the client resides. The TBRA program will substantially close the geographic (rural) gap for housing.

Strengths, Homeless:

- Atlanta has an array of experienced service providers; many of these operate multiple programs across two or more jurisdictions, providing a broad perspective, while others focus on a primary program, with in-depth knowledge in their focus area.

- The CoC's new coordinated assessment system will be launched within the coming year.

- The CoC will continue to build the working relationships it has established with State and local sources of mainstream benefits.

Gaps, Homeless:

- Permanent Supportive Housing (PSH): Atlanta has a large unsheltered population, at 1775 persons in 2013, with high levels of substance addictions. Over 300 veterans and nearly 800 chronic homeless persons were unsheltered. The CoC was successful in securing funding for 115

new PSH beds but these will be able to house only 10% of the point-in-time population in need, less if annualized numbers are considered. The PSH supply is insufficient.

-Emergency Shelter: Given Atlanta's large unsheltered population, the supply of emergency shelter beds is not adequate. The largest overflow shelter for women and children has changed providers several times in the last year, evidencing instability. 150 shelter beds for women and children and 150 men's shelter beds for men recently closed, as did a large overflow shelter. Shelter options are very limited for severely mentally ill persons, almost non-existent for active substance abusers.

-Supportive Services: Services have lost significant funding in recent years, due to county budget cuts, changes in ESG rules, and CoC defunding of Supportive Services Only projects. However, services are top-ranked by community stakeholders and providers. In a recent survey concerning homeless priorities for Atlanta, the top-rated priority, by a wide margin, was supportive services. 89.3% of respondents cited at least one type of services as a priority; most respondents named multiple service types. Services garnered 43.1% of the total points on a priority-scoring exercise and 35.7% of respondents said that City funding of services should be increased. Employment assistance, child care, and healthcare were the most frequently specified services. (Appendix, "Atlanta Priorities Survey Report, June 2014.")

-2011-2012 data from the Homeless Management Information System (HMIS) and from the 2013 homeless survey also prioritized support services. HMIS data showed that personal care support (hygiene items, laundry facilities, etc.), food, and case management were the most-used services. The 2013 survey found that services most used by homeless persons were soup kitchens (66%), clothing distribution (50%), and ID assistance (35%). About ¼ reported using medical services, employment assistance, transportation, day centers, and case management. For service gaps, the most frequently cited were transportation (22%), food programs (15%), clothing (14%), and employment assistance (14%).

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The HOPWA program will continue to use 2-year budgeting to "smooth out" some of the fluctuations in annual funding levels. The City will work with the HOPWA Collaborative, made up of providers and stakeholders who focus on resources for persons living with HIV/AIDS, to devise strategies for outreach and increased services in outlying areas of the EMSA.

The CoC has integrated the City staff working on ConPlan homeless activities, especially ESG staff, into its newly formed Policies and Procedures Workgroup. This group will produce the common standards and protocols required by the HEARTH Act, aligning ESG and CoC policies.

Given its large unsheltered population, the City will continue to support critical sheltering resources and services needed to bring people off the streets and into more stable temporary and permanent housing settings. Permanent housing solutions including rapid re-housing (RRH), veterans housing, and supportive housing will be addressed primarily by the CoC and the Metro Atlanta Regional Commission on Homelessness under United Way, with RRH support as possible from the limited funds available under ESG.

SP-45 Goals Summary – 91.215(a)(4): Goals Summary Information

Goal Name	Affordable Housing Supply		
Goal Description	Expand affordable housing. Potential activities: increasing private-market affordable housing options through development, renovation, and/or adaptive re-use to create housing; creating/improving permanent supportive housing for persons with disabilities; supporting housing affordability for low-income homeowners through weatherization, energy conservation, and/or emergency repairs; and encouraging transit-oriented housing development that improves residents' access to public transportation and job opportunities.		
Category	Affordable Housing		
Start Year	2015	End Year	2019
Outcome	Affordability		
Objective	Provide decent affordable housing		
Geographic Areas Included	CDIA, City of Atlanta, Atlanta EMA		
Priority Needs Addressed	Affordable Housing Stock		
Funding	Pending 2015 funding decisions		
Goal Outcome Indicator	Rental units constructed; Rental units rehabilitated; Homeowner Housing Rehabilitated; Homeowner Housing Added - #s pending 2015 funding decisions		

Table 58.1 – Goals Summary

Goal Name	Affordable Housing Access and Support		
Goal Description	Increase access to affordable housing. Potential activities: downpayment assistance for first-time homebuyers; rapid re-housing (RRH) options for homeless, including single adults and families and HIV+ homeless, as they move to permanent housing; TBRA to support families with children as well as families and individuals with HIV/AIDS; housing-placement, move-in financial aid, furnishings, and essential household items for homeless persons who are ready for independent living; support for PSH for persons with disabilities including HIV+ persons, veterans with PTSD, chronic homeless individuals and families		
Category	Affordable Housing		
Start Year	2015	End Year	2019
Outcome	Affordability		
Objective	Provide decent affordable housing		
Geographic Areas Included	CDIA, City of Atlanta, Atlanta EMA		
Priority Needs Addressed	Affordable Housing Access and Support		
Funding	Pending 2015 funding decisions		
Goal Outcome Indicator	Tenant-based rental assistance/Rapid Rehousing; Direct Financial Assistance to Homebuyers; HIV/AIDS Housing Operations - #s pending 2015 funding decisions		

Table 59.2 – Goals Summary

Goal Name	Homeless Assistance		
Goal Description	Assist homeless persons to move towards stable, economically sustainable, long-term housing as rapidly as possible. Potential activities: addressing crisis needs; conducting street outreach; providing temporary housing options including residential treatment and re-entry support; linking to support services and mainstream resources to develop cash and non-cash income; provision of subsidies and support services for vulnerable and disabled populations, including persons with HIV/AIDS, homeless families, and youth, through rapid re-housing and TBRA assistance (up to 2 years); and facilitating access to permanent housing options, including supportive housing, through housing search and placement services and essential furnishings and household items at move-in; and capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for facilities providing homeless assistance		
Category	Homeless		
Start Year	2015	End Year	2019
Outcome	Availability/accessibility		
Objective	Create suitable living environment		
Geographic Areas Included	City of Atlanta; Atlanta EMA		
Priority Needs Addressed	Assistance for Currently Homeless Persons and Families		
Funding	Pending 2015 funding decisions		
Goal Outcome Indicator	Homeless Person Overnight Shelter; HIV/AIDS Housing Operation; Public service activities other than Low/Moderate Income Housing Benefit; Tenant-based rental assistance/Rapid Rehousing - #s pending 2015 funding decisions		

Table 60.3 – Goals Summary

Goal Name	Housing Stabilization		
Goal Description	Assist low/moderate income persons to avoid homelessness and remain housed. Potential activities: homelessness-prevention assistance including financial aid and/or supportive services to enable at-risk persons to remain in their homes or to relocate to more affordable housing; homelessness-prevention services such as budget counseling and legal assistance; support for newly housed, formerly homeless persons to remain stable through aftercare and supportive services, including short to medium term rental assistance as needed.		
Category	Non-Homeless Special Needs		
Start Year	2015	End Year	2019
Outcome	Availability/accessibility		
Objective	Provide decent affordable housing		
Geographic Areas Included	City of Atlanta; Atlanta EMA		
Priority Needs Addressed	Housing Stabilization		
Funding	Pending 2015 funding decisions		
Goal Outcome Indicator	Homelessness Prevention; Public service activities other than Low/Moderate Income Housing Benefit ; Other - #s pending 2015 funding decisions		

Table 61.4 – Goals Summary

Goal Name	Neighborhood Stabilization		
Goal Description	Support the revitalization of low/moderate-income neighborhoods. Potential activities: improvements to public facilities and infrastructure, including accessibility improvements; demolition of blighted structures; code enforcement; reclamation of vacant/foreclosed properties; capital project support (acquisition, conversion, rehabilitation, accessibility improvements) for community facilities used for ConPlan-eligible purposes.		
Category	Other: Neighborhood Stabilization		
Start Year	2015	End Year	2019
Outcome	Sustainability		
Objective	Create suitable living environment		
Geographic Areas Included	CDIA; City of Atlanta		
Priority Needs Addressed	Neighborhood Stabilization		
Funding	Pending 2015 funding decisions		
Goal Outcome Indicator	Buildings Demolished; Housing Code Enforcement/Foreclosed Property Care; Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit - #s pending 2015 funding decisions		

Table 62.5 – Goals Summary

Goal Name	Economic Development		
Goal Description	Support economic development efforts that benefit low/moderate income persons and neighborhoods. Potential activities: provision of low-interest loans and gap financing for disadvantaged businesses, small businesses, and start-ups; support for initiatives that encourage job creation, especially entry-level jobs with opportunity for advancement and jobs paying adequate wages; provision of low-interest loans and gap financing to support accessible, reasonably priced goods and services for residents of low and moderate income communities; and job training.		
Category	Other: Economic Development		
Start Year	2015	End Year	2019
Outcome	Availability/accessibility		
Objective	Create economic opportunities		
Geographic Areas Included	CDIA; City of Atlanta		
Priority Needs Addressed	Economic Development		
Funding	Pending 2015 funding decisions		
Goal Outcome Indicator	Facade treatment/business building rehabilitation; Jobs created/retained; Businesses assisted; Public service activities other than Low/Moderate Income Housing Benefit - #s pending 2015 funding decisions		

Table 63.6 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)
PENDING 2015 Funding decisions

SP-50 Public Housing Accessibility and Involvement – 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement):

Not applicable.

Activities to Increase Resident Involvements:

AHA provides support for Resident Associations, conducts a public hearing on its Annual Plan each year at which public comment is received, and holds public meetings of its Board of Commissioners, which generally occur monthly, at which public input is generally an agenda item.

Recognizing the needs of older adults to maintain their quality of life, AHA introduced an Aging Well program to provide residents with vibrant physical spaces, active programming, support services, and enhanced opportunities for socialization, learning, and wellness. AHA's programs have included the addition of computer rooms and instruction in all buildings; community

gardens; an energy conservation program; and mental health services (through a partnership with a local university).

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

If so, describe the plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The barriers to affordable housing are based largely in private market factors rather than public policies. The 2014 “Analysis of Impediments to Fair Housing” (*see discussion in MA-40*) identified 7 major factors contributing to lack of affordability:

- disparity between housing values and household income;
- loss of affordable units due to the market collapse, deterioration in unit conditions of older or less costly housing, and conversion of rental units to condominiums;
- development costs, particularly for land and building materials;
- higher cost of living in the City;
- lack of development incentives in areas available for affordable housing;
- government regulations; and
- tightened lending standards imposed in reaction to the collapse of the housing boom, the resultant jump in foreclosures, and an 18% vacancy rate in the City.

Atlanta has addressed issues related to public policy, shortening the building permitting process to an average of 10 days and adopting the State of Georgia's minimum Standard Construction Codes. The City also has been working to enforce its 1992 “barrier-free ordinance” that requires all new residential construction developed with public funds to be designed to provide accessibility and usability for persons with disabilities.

Atlanta has created 10 Tax Allocation Districts to facilitate mixed use development including market-rate and affordable housing. Within its Urban Enterprise Zones (UEZ), Atlanta can exercise tax abatement to encourage redevelopment in economically depressed areas. In Housing and Mixed-use UEZs, development must comply with City housing-affordability requirements:

- 20% of total units shall be affordable to households with annual income at or below 60% of the Atlanta AMI;
- 20% of units for sale shall bear purchase prices not exceeding 2.2 times the AMI;
- 20% of units for rent shall bear monthly rents not exceeding 30% of AMI;

- 5% of all vacant units shall be available to Atlanta Police Officers (workforce housing) at purchase process which do not exceed 2.2 times the AMI or at monthly rates which do not exceed which do not exceed 30% of AMI.

<http://www.atlantaga.gov/modules/showdocument.aspx?documentid=9844>)

Atlanta's Section 8 Housing Assistance Program provides project-based rental subsidy at 4 sites:

- Santa Fe Villas: 100 SRO (Single Room Occupancy) units for homeless adults
- Edgewood Center: 46 SRO units for homeless individuals with chronic illnesses
- Vanira Village: 28 multi-family housing units for low to moderately low income families
- Washington Street Apartments: 16 multi-family units for low/moderate-income families

The National Fair Housing Alliance (NFHA) partnership with Wells Fargo Bank will provide \$27 million in 19 cities, including Atlanta, to foster homeownership, assist with rebuilding neighborhoods of color injured by the foreclosure crisis, and promote diverse, inclusive communities.

Piece by Piece is a regional foreclosure initiative of the Atlanta Neighborhood Development Partnership, the Atlanta Regional Commission, CredAbility, Enterprise Community Partners, Federal Reserve Bank, the Greater Atlanta Home Builders Association, The Home Depot Foundation, the National Housing Conference, and NeighborWorks America. The initiative is working to:

- provide an up-to-date status of metro Atlanta's foreclosure crisis and ways to take action to help address it, including innovative code enforcement strategies and ways to harness private capital to help stabilize vulnerable, hard-hit neighborhoods;
- offer opportunities for coordination and best practice sharing;
- encourage public commitments on goals and actions that will be taken over the next three to five years to address the crisis.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Priority for street outreach is given to the most vulnerable persons, including mentally and physically disable persons, families with children, and unaccompanied minors. Existing outreach teams including the ESG-funded HOPE Atlanta Outreach through PATH and the St. Joseph's Mercy Care Mobile Outreach will continue to reach out to unsheltered homeless, especially the service-resistant, the chronic homeless, and those with mental health problems. The coordinated team approach includes case managers, mental health workers, and homeless service providers to connect unsheltered persons with the service system.

Day service centers connect both the unsheltered and sheltered homeless with the service system. Day services include case management, life-skills workshops, financial management training, food, mail and phone service, Internet access, restrooms, on-site medical clinics, and assistance in securing IDs and birth certificates. The St. Joseph's Mercy Care Clinic and the Community Advanced Practice Nurses clinics connect sheltered and unsheltered persons with

physical and mental health care. Community Friendship offer walk-in services for mentally disabled persons and connects them with housing and income supports when feasible. Both service and shelter providers are being trained to use SOAR and Georgia COMPASS intake and assessment tools.

Addressing the emergency and transitional housing needs of homeless persons

The City continues to support, with ESG and CDBG funding, an array of sheltering options and transitional housing, which serve single individuals, families including large families and those with very young children, and persons in recovery from addictive disorders. Atlanta faces several challenges in maintaining temporary housing options for its homeless. These include: the large loss of transitional housing beds, particularly for families, in the last few years; the closing of several major sheltering programs for single men (who make up 74% of Atlanta's homeless) and for women with children; and the fact that even if all of the current shelter and transitional programs were operating at full capacity, over 1,600 homeless persons in the Atlanta, Fulton, and DeKalb area would be unsheltered on any given night. Significant resources are needed for both temporary housing and low-cost permanent housing in order to reduce this sizeable unsheltered population.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City will use a portion of its ESG funding to support rapid re-housing (RRH) options for various population sub-groups, including single adults and families, through rental assistance, utility deposits and utility payments, for up to 9 months. Rent assistance is paid in full during the time of the clients' program enrollment, so that case managers can work with clients on conserving their own monetary resources for the transition to independent living at the end of RRH assistance. TBRA funding will support families with children as well as families and individuals with HIV/AIDS. CDBG funds help to pay for services in several PSH programs, including a large downtown facility serving adults with chronic disabilities, mental illnesses, and substance abuse issues.

For homeless persons who are ready for independent living, housing-placement providers will work with them on locating and securing safe, clean, affordable units. Move-in financial aid, furnishings, and essential household items will be provided.

Case managers in shelter and transitional programs are encouraged to stay in contact with former clients who have become housed, for up to one year, to offer assistance in keeping them stabilized in their new housing. As part of this service, case managers should maintain good working relationships with homelessness prevention programs, to access aid when financial problems threaten clients' housing stability. Several family shelter programs

incorporate aftercare services, with City funding, into their housing-placement services for program “graduates.”

The CoC will continue its focuses on housing options for the chronically homeless and for veterans, and will continue to work with PSH providers and the Atlanta Housing Authority to increase housing options for these populations.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

As addressed in section MA-30, public systems of care are primarily the responsibility of units of the State or of counties, and these organizations address discharge issues. However, the City criminal justice system connects homeless inmates with next-step referral or case management at discharge, and transports homeless persons to partnering shelter programs.

The City supports several homelessness prevention programs that work with individuals and families through financial aid, case management, and life skills training. The City has representation on the Emergency Food and Shelter Program (EFSP) board, to assist in determining how EFSP funding is allocated to numerous homelessness prevention programs. Prevention has become less of a focus for the City’s ConPlan grants. The need to address the large population of unsheltered and disabled homeless in the City, and the addition of RRH as an eligible ESG activity, have shifted funding to homeless assistance and away from prevention.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Atlanta consistently strives to reduce lead-based paint (LBP) hazards both through its existing programs and more recently through its Lead Safe Atlanta (LSA) Program. Through the Office of Housing, the City has successfully integrated lead hazard control policies into all of its housing development programs, ensuring that new and renovated affordable units are free of lead hazards. The specific goals of Atlanta’s lead reduction activities are:

- to reduce lead poisoning or the risk of lead poisoning to children and families;
- to educate families about lead poisoning prevention; and
- to provide intervention through the reduction of lead-based paint hazards in pre-1978 units that contain lead-based paint hazards in Atlanta’s federally assisted housing programs.

In addition to utilizing its own programs to provide access to housing free of lead hazards, the City pursued and was awarded a grant to proactively combat lead hazards specifically targeting young children in low-income families. The Lead Safe Atlanta (LSA) program, operated by The Center for Working Families, is designed to maximize the reduction of privately owned, lead hazardous properties in Atlanta’s target areas through a comprehensive plan of lead hazard

reduction, outreach and education. LSA's design was formulated to incorporate and enhance existing components of the Green & Healthy Homes Initiative (GHHI), HUD's Healthy Homes Strategic Plan, and the State of Georgia's Lead Poisoning Elimination Plan and multiple leveraged funding sources. As one of the 16 HUD designated national GHHI Sites, Atlanta utilizes lead hazard control grant funding to further the City's development of a comprehensive assessment and intervention program model that integrates lead hazard reduction, Healthy Homes, weatherization, and energy efficiency interventions. The key goals of the current Lead Safe Atlanta program are: 175 lead risk assessments and environmental hazard evaluations, 140 completed lead hazard reductions, 100 outreach events, and 40 individuals trained. The Lead Safe Atlanta project achieved all of the program benchmarks, and exceeded several benchmarks. The City is currently applying for another round of funding to further the success of the program and continue to reach its goal of providing access to safe housing.

How are the actions listed above related to the extent of lead poisoning and hazards?

Data from the Kids Count Data Center, 2008-2012

(<http://datacenter.kidscount.org/data#GA/3/0>) were utilized to identify need for effective targeting of lead hazard reduction. According to the statistics, 40.9% of Atlanta's residents have household income at or below 80% of the metro area median; 31% are at or below 50% of the median income. 9% of persons in families are receiving Medicaid benefits, 14.3% are receiving SNAP nutrition benefits, and 13.2% are receiving WIC. Of the 27,689 children under the age of 6, 0.22% had elevated blood lead levels. 136,271 of Atlanta's housing units were built before 1978; 30,968 were built before 1940, and 6,782 were rental units. Of the pre-1940 units, 10,000 are at high risk for lead-based paint, 4,000 at medium risk and 2,000 at some risk. Given limited resources, the priorities for lead hazard reduction activities were focused on children age six and under and families with incomes at or below 80% of area median.

Without grant funding, many primary prevention opportunities would be missed to repair lead hazards due to the families' lack of financial resources to repair defects or to hire contractors to perform the work in a lead safe manner. The program targets properties occupied by families with children under age 6 for lead hazard control, but also permits owners of vacant rental properties to enroll their properties in the program provided that owners agree to affirmatively market their properties to families with children under age 6 for a period of three years.

How are the actions listed above integrated into housing policies and procedures?

The actions above are applicable to the Lead Hazard reduction grant received by the City of Atlanta from 2010-2014. In addition to that program, the City requires the full abatement of Lead in any federally funded construction projects. Only contractors and workers who have successfully completed EPA/HUD approved training in Lead Safe Work Practices are eligible to bid and work on projects receiving less than \$25,000 a unit in federal funding. When funding is available the City also administers a homeowner occupied rehabilitation program, with requirements that specifically address how lead reduction and abatement should be handled.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Roughly 108,000 Atlantans live in poverty. According to 2012 American Community Survey data, Atlanta's poverty rates are much higher than those for the State. 21% of Atlanta's families and 25% of individuals live in poverty, vs. 14% and 18% respectively for Georgia.

Bureau of Labor Statistics data show Atlanta's unemployment rate dropped steadily over 4 years, from a high of 10.1% in 2010 to 7.9% in 2013. But unemployment remains high in the CDIA, ranging from 14% to over 21%. For employed Atlantans, half earned less than \$32,200. Georgia's hourly minimum wage of \$5.15 is among the lowest in the nation, much lower than the federal level of \$7.25. 20% of all Atlanta households earned less than \$15,000.

Impoverished Atlantans struggle with educational and skills gaps, shortage of affordable housing, and lack of transportation to job centers. Roughly 34,000 Atlanta households pay more than 50% of their income for housing. Almost 1/5 of the City's households have no vehicle.

Anti-poverty efforts focus on reducing housing costs and creating economic opportunity through employment assistance, job creation, and support for small and minority-owned businesses.

Employment aid through Atlanta Workforce Development Agency (AWDA) includes: One-Stop building with multiple services in one accessible location; Re-Entry Project helping ex-offenders with job readiness services and connection to education, recovery, transportation and family re-integration resources; computer training that addresses key work skills; resume preparation; GED classes; Adult Literacy for individuals 16 and older; enrollment for benefits (tax credits, food stamps, and health insurance) through EarnBenefits Online; AARP services to assist older job-seekers; State Department of Labor staff onsite to help match clients to positions listed in its database; Vocational Rehabilitation Program to help those with disabilities obtain and maintain employment; clothes closet providing clothes for interviews and job fair; Gate City Nursery for pre-kindergarten children, providing drop-off service for clients participating in AWDA programs; Vehicles for Hire training and testing.

Under "First Source Hiring," the City seeks to lower unemployment through apprenticeship, recruitment, hiring and training programs. The "First Source" register lists low-income Atlanta residents who are qualified for jobs. An employer receiving City construction funding must fill ½ of entry-level jobs with candidates from the register. Also, apprentices need to perform 10% of the construction work hours. First Source also provides entrepreneurial education and development opportunities for skilled workers.

The City adopted a "Community Benefits Jobs Policy" for the \$1.7 billion BeltLine project. The policy requires payment of prevailing wages for construction work and responsible labor standards for contractors.

Legislation adopted in 2103 created "CityBuild" to assist contractors who are awarded City projects in fulfilling First Source hiring obligations. The program will provide a screened, qualified workforce of residents from the First Source list for all phases of work within each

project's scope. Atlanta CityBuild will work with the procurement office, City agencies, contractors and subcontractors to ensure that First Source Hiring goals are met.

The Office of Contract Compliance (OCC) works to mitigate discrimination against women and minority business. OCC's Equal Business Opportunity and Small Business Enterprise programs promote full, equal business opportunity for all persons doing business with the City. OCC requirements are enforced in City procurements.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's housing affordable strategy utilizes multiple approaches to assist residents in lowering their housing costs, thereby conserving income. Major capital projects, including multi-family rehabilitation and new construction, create new affordable housing. Affordable housing developed in TOD projects reduces transportation costs. Grant-funded improvements to existing single-family units, including rehab, energy conservation, and emergency repairs, help to conserve limited income for low-income homeowners. Direct housing subsidy programs including Tenant Based Rental Assistance and project-based Section 8 vouchers make housing available to very low-income persons for whom market-rate housing is otherwise out of reach. Homelessness prevention aid assists low-income households to retain their current housing, avoiding the damage to credit ratings of eviction and the consequent difficulties and costs in obtaining replacement housing. For households that are cost-burdened, prevention services can assist in finding more affordable housing and providing relocation aid. Housing stabilization services such as home-delivered meals

The BeltLine project provides an example of a multi-faceted development approach that directly and positively impacts poverty. The City's "Community Benefits Jobs Policy" for the BeltLine requires construction of 5,600 affordable housing units near transit stops, down-payment assistance for homebuyers, and funds to preserve existing affordable housing. The City will continue to encourage and support affordable housing initiatives that maximize public investment and provide multiple benefits whenever feasible.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring is the primary means by which the City ensures that programs are carried out efficiently, effectively, and in compliance with applicable laws and regulations. Monitoring feedback assists subrecipients to improve performance, increase capacity, and augment management skills. It also helps to identify instances of fraud, waste, and abuse. Entities involved in monitoring include user departments, who provide day-to-day project/contract implementation, and Grants Management which has oversight of the ConPlan programs and prepares the annual performance reports.

City monitoring focuses on these elements:

- validating the accuracy of information in subrecipient performance reports;
- determining compliance with eligibility and national objective determinations;
- evaluating the reasonableness of decisions made, for activities that involve high levels of subrecipient judgment;
- ascertaining subrecipients' ability to ensure that activities meet compliance requirements;
- verifying the accuracy of subrecipient records;
- identifying causes of any problems and offering recommendations for corrective actions.

Performance reporting criteria are included in contract work programs. For direct benefit projects, the City uses grant-specific beneficiary reporting forms, which contain grant-appropriate client reporting information. The exception is the Emergency Solutions Grant (ESG); client reporting is conducted through the Homeless Management Information system or HMIS as required by ESG regulation. Beneficiary reporting data and project performance information are required to be submitted by the subrecipient monthly, with its disbursement requests.

All grant-funded projects are monitored on-site or remotely at least once during the contract period. All new projects, and projects experiencing problems, may be monitored more frequently. Projects with significant problems noted during initial monitoring are subject to one or more follow-up monitoring. All visits must be completed by end of the project contract term.

Actual performance and outcome achievements are verified by monitoring, using either the CDBG/ESG/HOME Monitoring and Compliance Review form or the HOPWA Monitoring and Compliance Review form. The checklists cover standard or uniform grant compliance conditions and project-specific contractual performance. Each subrecipient agency is provided with a copy of the appropriate checklist in advance of the monitoring visit.

During monitoring visits, City staff members utilize the checklist to: review subrecipient records; determine the accuracy of monthly reports; assess compliance with client-eligibility and activity-eligibility standards; assess outcome accomplishment; and document compliance with administrative and regulatory requirements.

Reviewers also assess participants' race, ethnicity, gender and disability characteristics. If the review identifies certain groups as under-represented, City staff work with the subrecipient to evaluate the project's outreach strategies and to make adjustments to ensure that these groups have access to the project services.

For housing projects, staff review subrecipient records on actions, policies, or practices that impact the availability of housing, and determine if any conditions are present that may disparately impact the availability of, or equal access to, housing based on race/ethnicity, color, national origin, religion, sex, familial status, or disability. If the review identifies such conditions, staff members work with Metro Fair Housing of Atlanta to develop appropriate remedies.

The subrecipient manager reviews and signs the monitoring report at the visit's end. When findings/concerns are identified, City staff document appropriate corrective actions and the schedule for timely compliance in a follow-up report. All findings/concerns must be corrected prior to the end of the project contract.